

# MAGNOLIA PARK IMPROVEMENTS

## ARLINGTON, MASSACHUSETTS

# BID DOCUMENTS

## MARCH 28, 2016

# OWNER:

**TOWN OF ARLINGTON  
PARK AND RECREATION COMMISSION  
ARLINGTON, MA**

# CONSULTANTS



10 Central Street, Arlington MA 02476 USA  
t 617-826-9302 w [www.hedlunddesign.com](http://www.hedlunddesign.com)

## DRAWING LIST:

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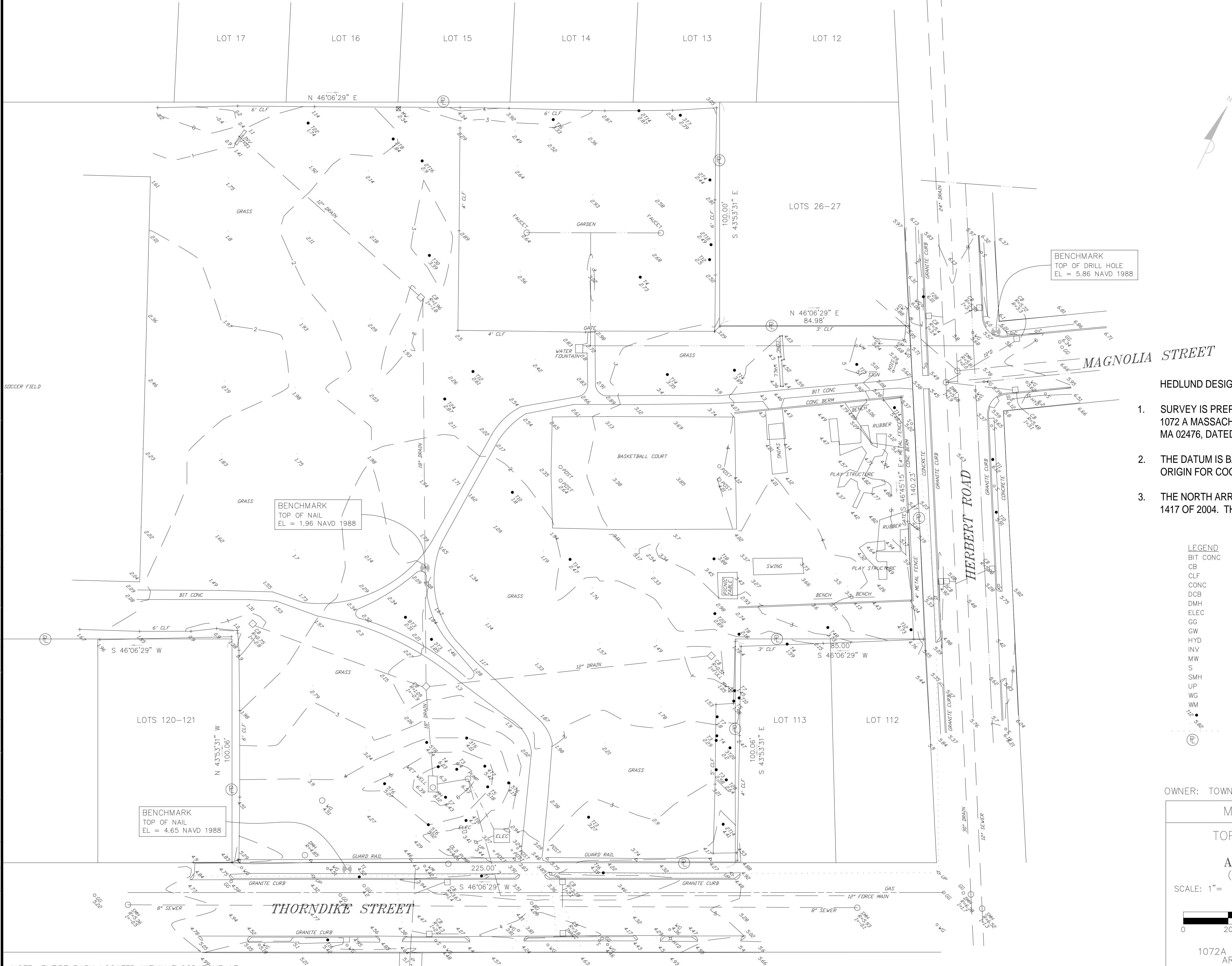
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### HEDLUND DESIGN GROUP SURVEY NOTES:

1. SURVEY IS PREPARED BY ROBER SURVEY, 1072 A MASSACHUSETTS AVE., ARLINGTON, MA 02476, DATED DECEMBER 7, 2015.
2. THE DATUM IS BASED ON NAVD 1988 AND THE ORIGIN FOR COORDINATES IS ASSUMED.
3. THE NORTH ARROW IS BASED OFF OF PLAN 1417 OF 2004. THE BEARINGS ARE ASSUMED.

### LEGEND

BIT CONC	BUTTERMINOUS CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
ELEC	ELECTRIC CONTROL BOX
GG	GAS GATE
GW	GUY WIRE
HYD	HYDRANT
INV	INVERT
MW	MONITORING WELL
S	SIGN
SMH	SEWER MANHOLE
UP	UTILITY POLE
WG	WATER GATE
WM	WATER METER
12"	12" TREE
SPOT	SPOT GRADE ELEVATION
GRADE	OVERHEAD WIRE
EL	PROPERTY LINE

### DWG ISSUE & REVISION HISTORY

#### Stamp

ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
4737TP1.DWG

### ISSUED FOR BID

Project Title:

MAGNOLIA PARK  
ARLINGTON, MA

OWNER: TOWN OF ARLINGTON

### MAGNOLIA PARK

TOPOGRAPHIC PLAN  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: DECEMBER 7, 2015

0 20 40 60 80 ft

ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
4737TP1.DWG

Drawing Title:

### EXISTING CONDITIONS

Project No. 080215

Drawn By: ROBER SURVEY

Checked By: —

Scale: 1"=20'

Date: March 28, 2016

Drawing No. L1

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1	ISSUED FOR BID	3-28-2016
No.	Description	Date

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## ISSUED FOR BID

Project Title:

**MAGNOLIA PARK**  
**ARLINGTON, MA**

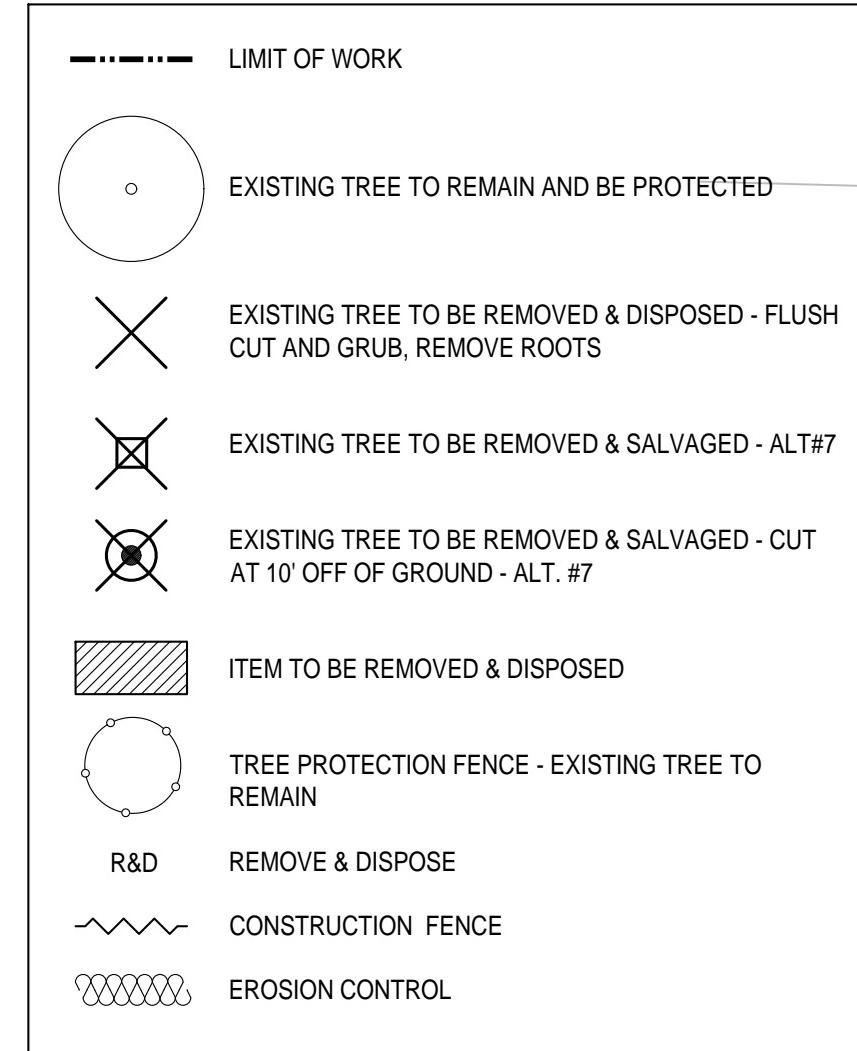
Drawing Title:

**SITE PREPARATION &  
DEMOLITION PLAN**

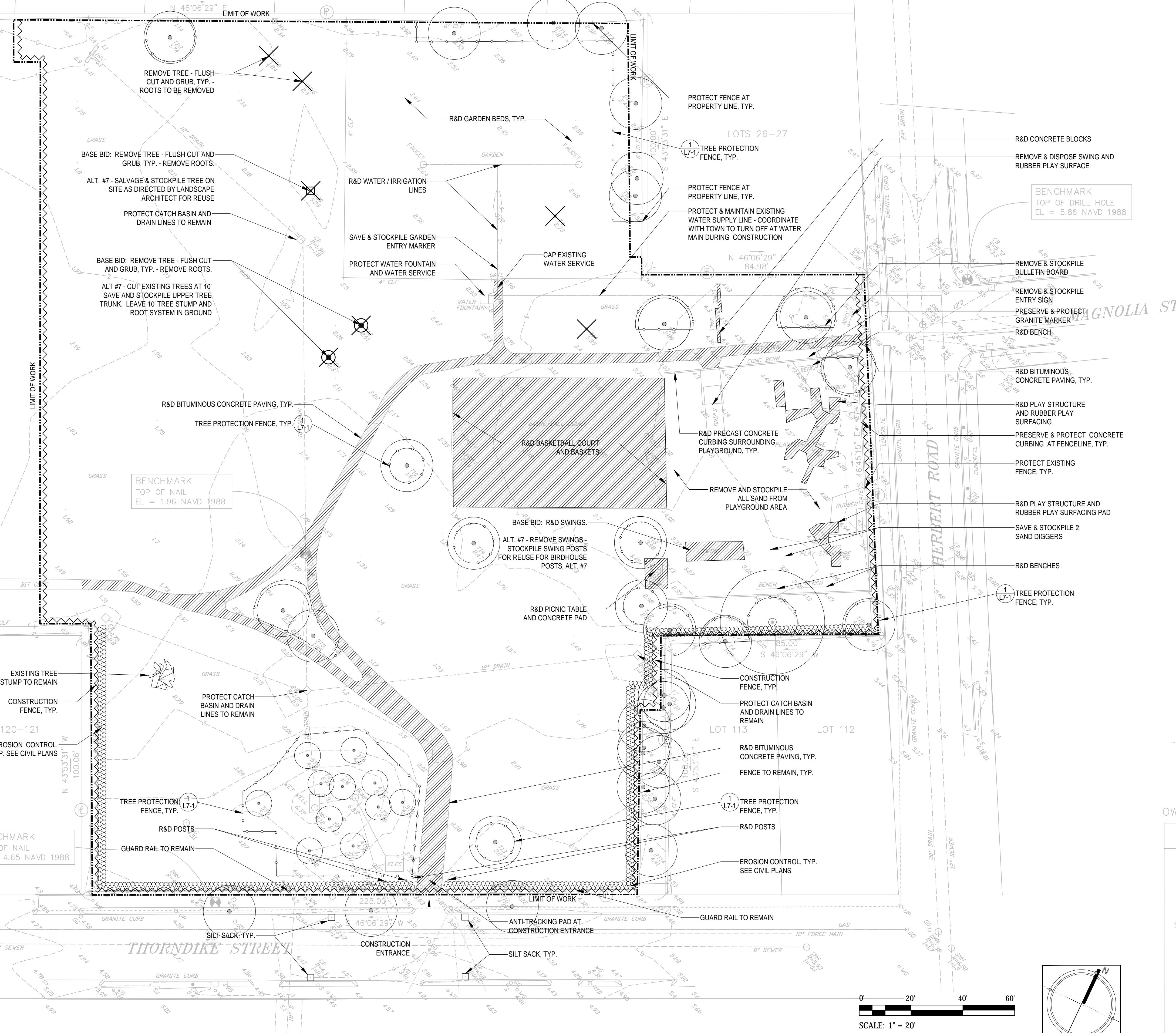
Project No. 080215  
Drawn By: PWH  
Checked By: PWH  
Scale: 1"=20'  
Date: March 28, 2016

Drawing No. **L-2**

### SITE PREPARATION & DEMOLITION LEGEND



LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12



## MATERIALS LEGEND

- LIMIT OF WORK
- (○) TREE PROTECTION FENCE
- (—) CHAIN LINK FENCE
- (—) PICNIC TABLE
- (—) ACCESSIBLE PICNIC TABLE
- (—) BENCH
- (—) RECYCLING (BY OWNER) AND TRASH RECEPTACLE
- (—) GRANITE BLOCK
- TREE STUMP TO REMAIN
- BIRDHOUSE POLE
- BICYCLE RACK (SUPPLIED BY OWNER)
- GARDEN HOSE BIB AND POST
- (—) RIVERSTONE MULCH AT STORMWATER AREA
- (—) ENGINEERED WOOD FIBER (EWF)
- (—) MEADOW SEED AREA
- (—) MEADOW PLANTING AREA

SOCCER FIELD

## MATERIALS NOTES:

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- STORAGE AREAS BY THE GENERAL CONTRACTOR SHALL BE LOCATED WITHIN THE LIMIT OF WORK AND APPROVED BY THE LANDSCAPE ARCHITECT / OWNER.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN EDGE.
- GENERAL CONTRACTOR SHALL STAKE LAYOUT OF PLAN ON THE SITE FOR APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. ALL CURVES SHALL BE STAKED WITH MARKERS, SEE LAYOUT PLAN.
- FOR FOUNDATIONS FOR ALL PLAY EQUIPMENT AND BASKETBALL HOOP SEE SPECS AND GEOTECH REPORT. ALL FOUNDATIONS TO BE MINIMUM 48" DEPTH.
- ALL WALKWAY AREAS TO BE BITUMINOUS CONCRETE UNLESS OTHERWISE INDICATED.
- HYDROSEED LAWN IN ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

BIT CIRC

CLF

## GRADING, DRAINAGE AND UTILITY NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENT OR SPECIFICATIONS OF THE TOWN OF ARLINGTON.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATIONS AND ADJUSTMENT OF ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.

PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND ARLINGTON STANDARDS.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED PROJECT AS SHOWN IN THE PLAN SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

ALL DRAINAGE PIPES SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMIT OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

ALL WATER WORKS SHALL CONFORM TO ARLINGTON, WATER DIVISION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE 5 FEET OF MINIMUM COVER.

ABANDON EXISTING UTILITY SERVICES ON-SITE ACCORDING TO UTILITY COMPANY AND TOWN OF ARLINGTON REQUIREMENTS.

THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER RE-VEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE ARCHITECT AND OWNER..

ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF ARLINGTON WATER DEPARTMENT SPECIFICATIONS.

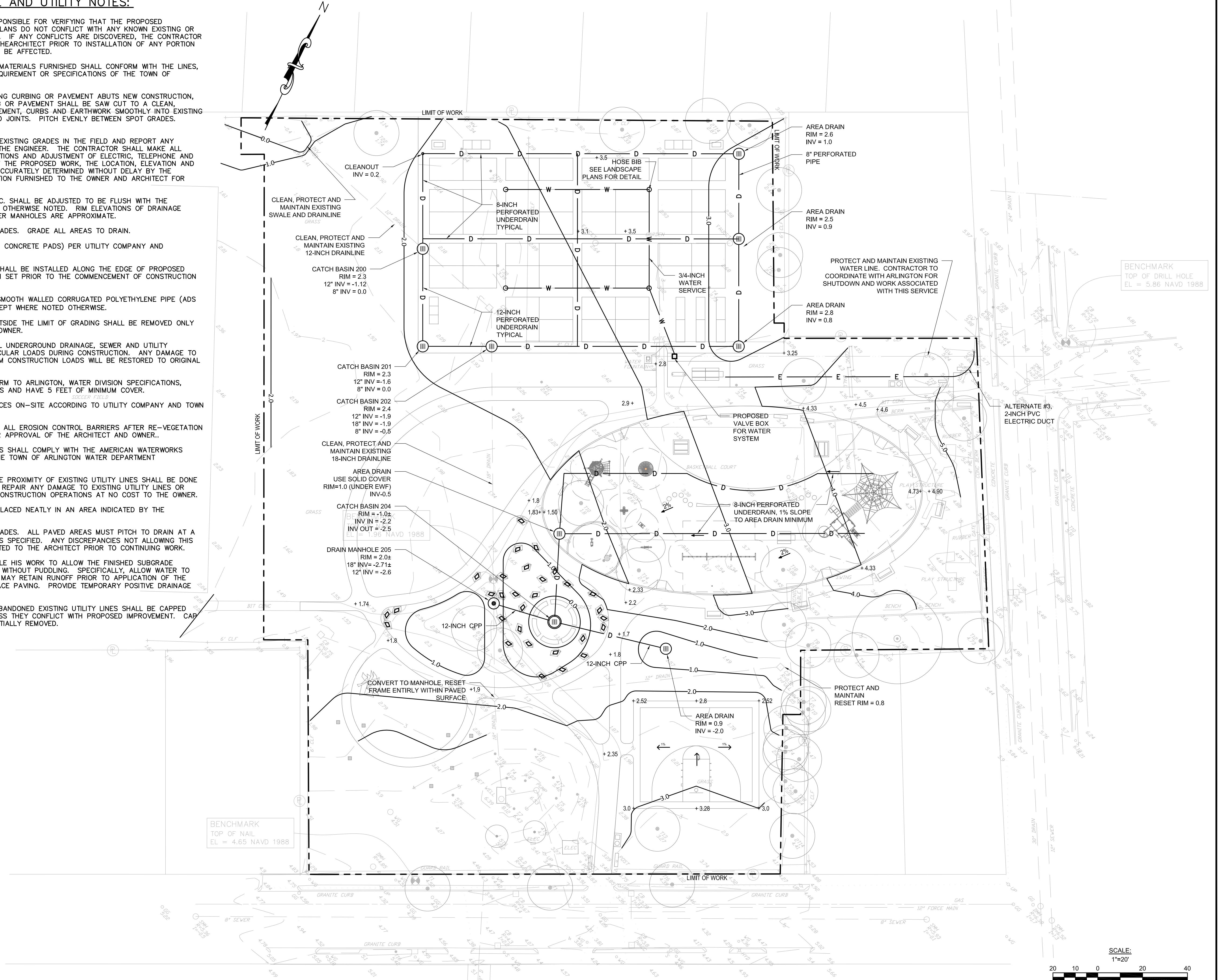
EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTORS SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE ARCHITECT AND OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF  $\frac{1}{4}$ " PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONTINUING WORK.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENT. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.



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1	ISSUED FOR BID	03-28-16
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

ISSUED FOR BID

Project Title:

MAGNOLIA PARK  
ARLINGTON, MA

Drawing Title:

GRADING AND DRAINAGE

Project No. 080215

Drawn By:

Checked By:

Scale: 1" = 20'

Date: March 28, 2016

Drawing No. L4

## LAYOUT AND MATERIALS NOTES:

ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE CITY OF ARLINGTON.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE AND AS MAY BE DIRECTED BY THE A/E.

ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD.

ALL CHAIN LINK FENCING AND GATES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTION.

THE SITE CONTRACTOR SHALL CUT AND MATCH ALL EXISTING ROAD AND SIDEWALK PAVEMENT AS REQUIRED TO SET NEW CURBING AND GRADING.

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

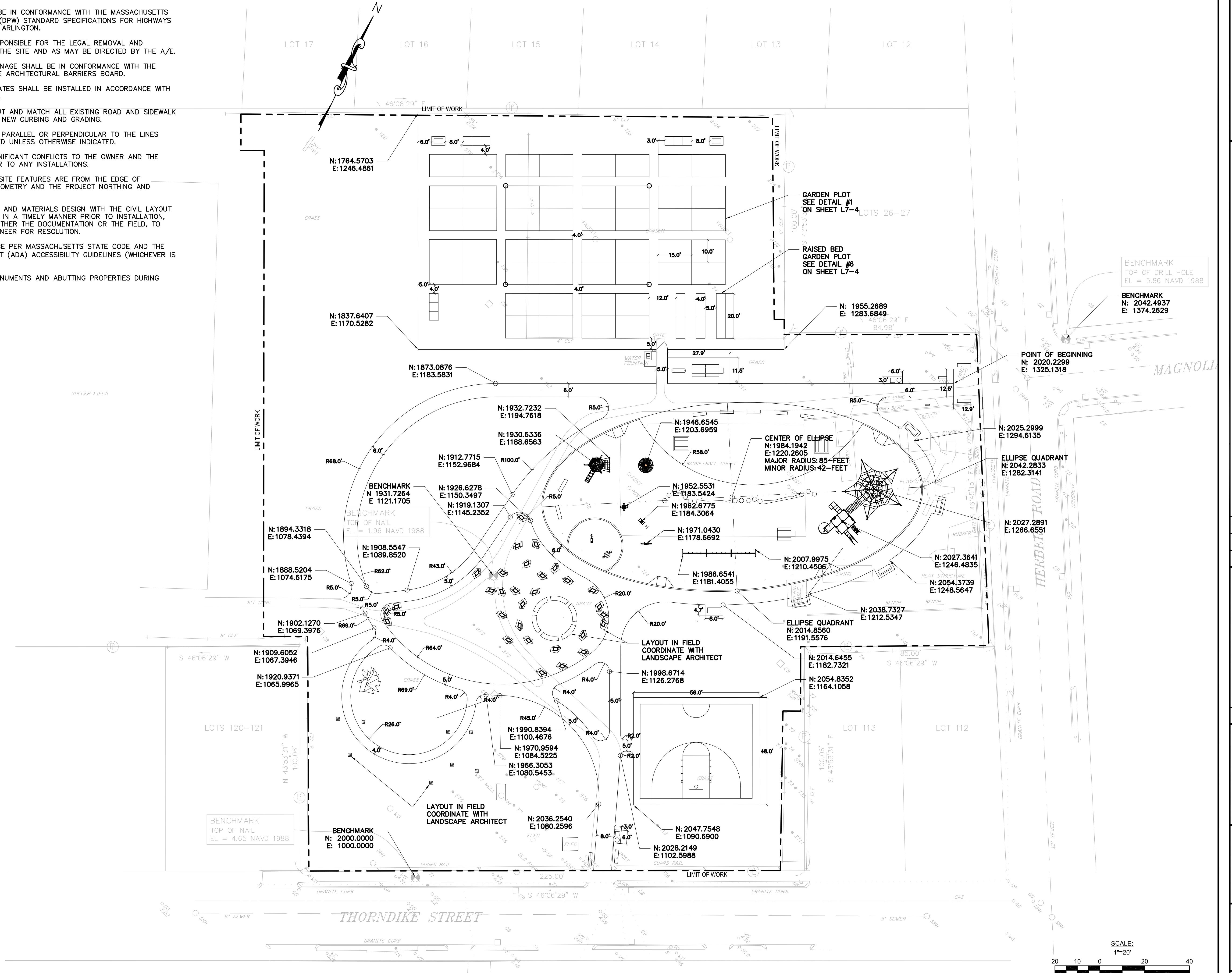
CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION PRIOR TO ANY INSTALLATIONS.

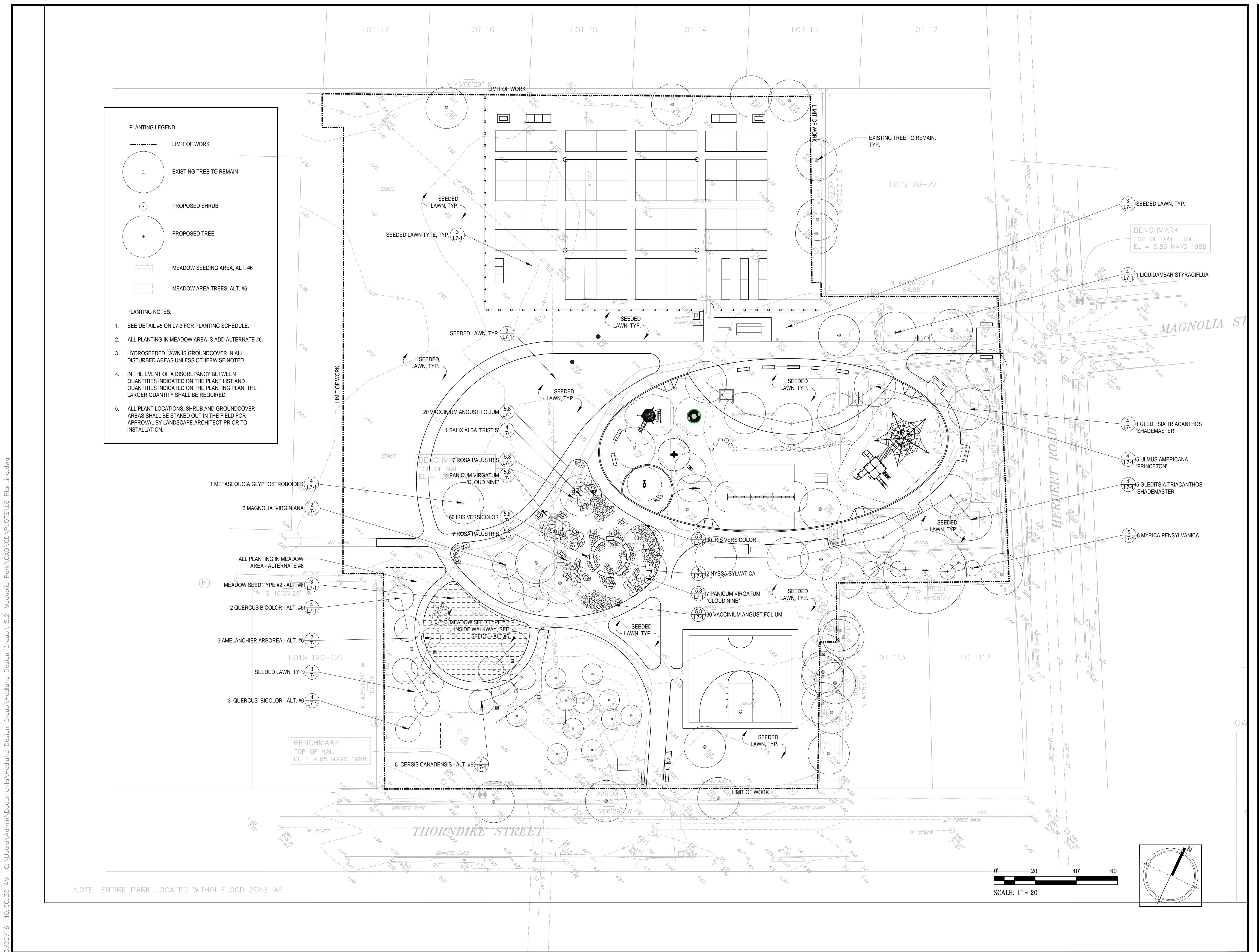
DIMENSIONS OF WALKWAYS AND SITE FEATURES ARE FROM THE EDGE OF PAVEMENT AS LAID OUT WITH GEOMETRY AND THE PROJECT NORTHING AND EASTINGS.

COORDINATE LANDSCAPE LAYOUT AND MATERIALS DESIGN WITH THE CIVIL LAYOUT AND MATERIALS DESIGN REPORT IN A TIMELY MANNER PRIOR TO INSTALLATION, ALL SIGNIFICANT CONFLICTS IN EITHER THE DOCUMENTATION OR THE FIELD, TO THE LANDSCAPE ARCHITECT ENGINEER FOR RESOLUTION.

ALL ACCESSIBLE RAMPS SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).

PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.





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No.	Description	Date

DWG ISSUE & REVISION HISTORY

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Project Title:

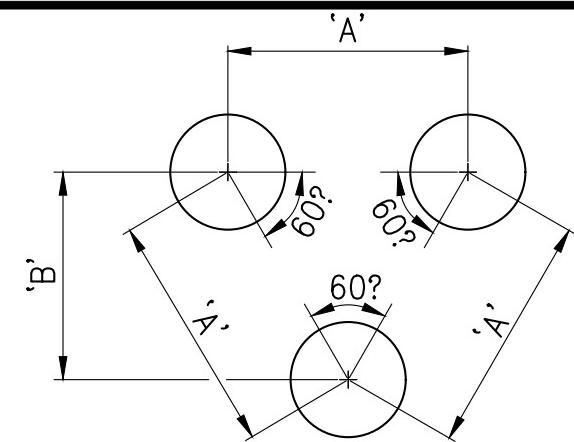
MAGNOLIA PARK  
ARLINGTON, MA

Drawing Title:

PLANTING PLAN

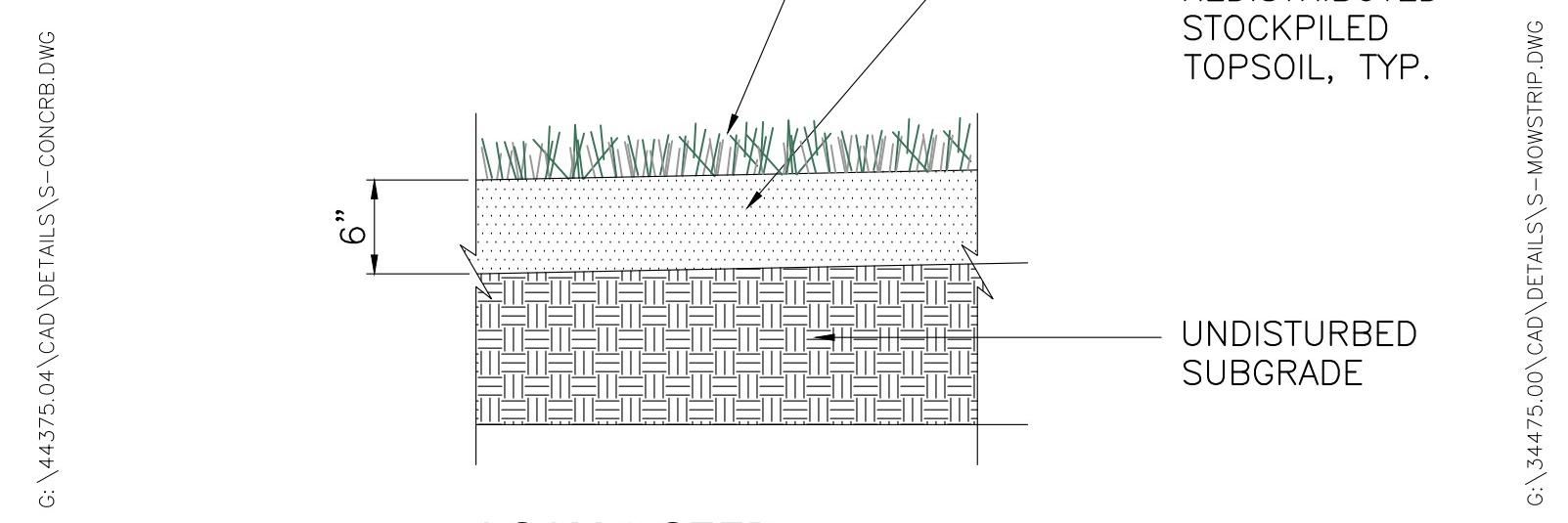
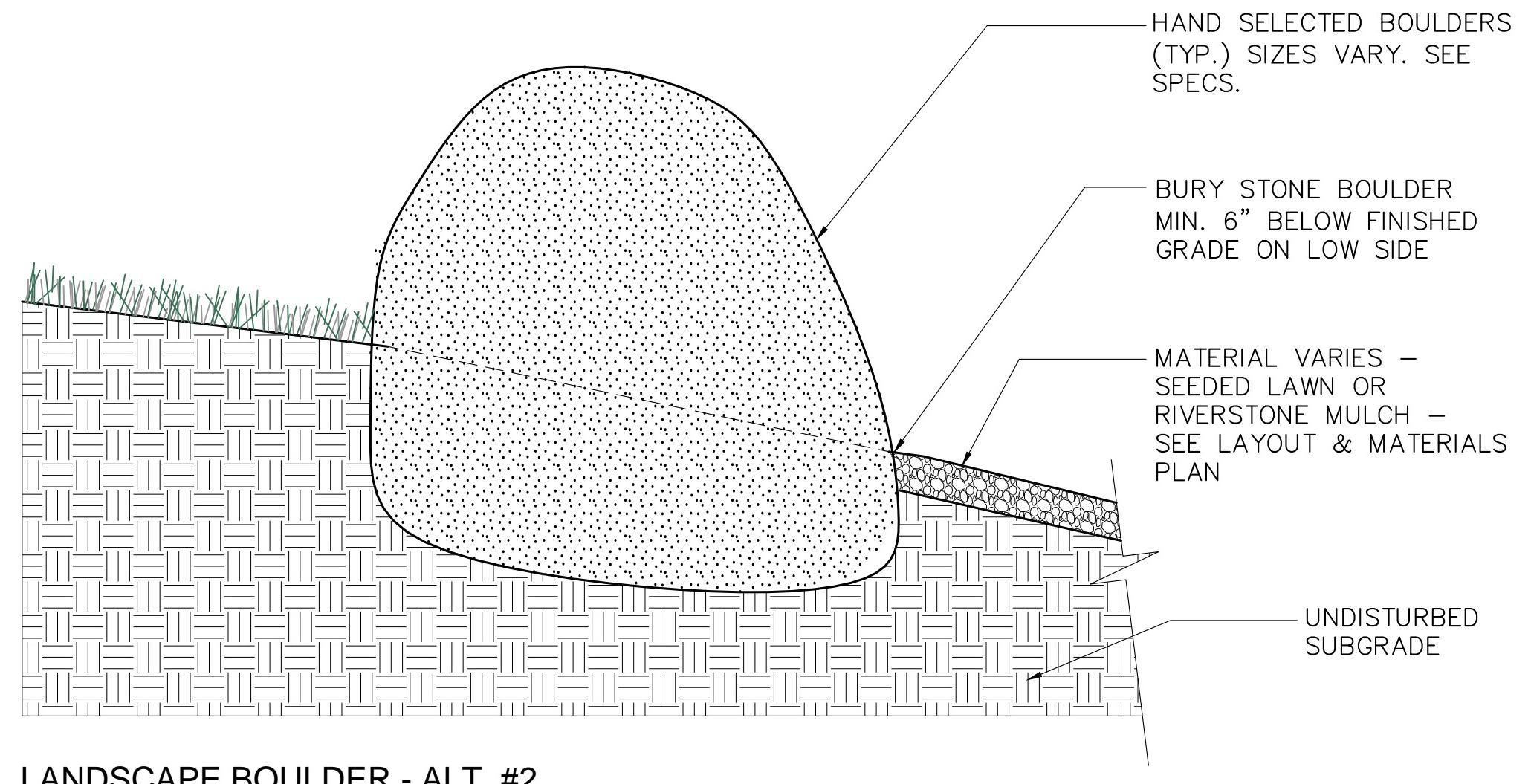
Project No. 080215  
Drawn By: PWH  
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Scale: 1"=20'  
Date: March 28, 2016

Drawing No. L6

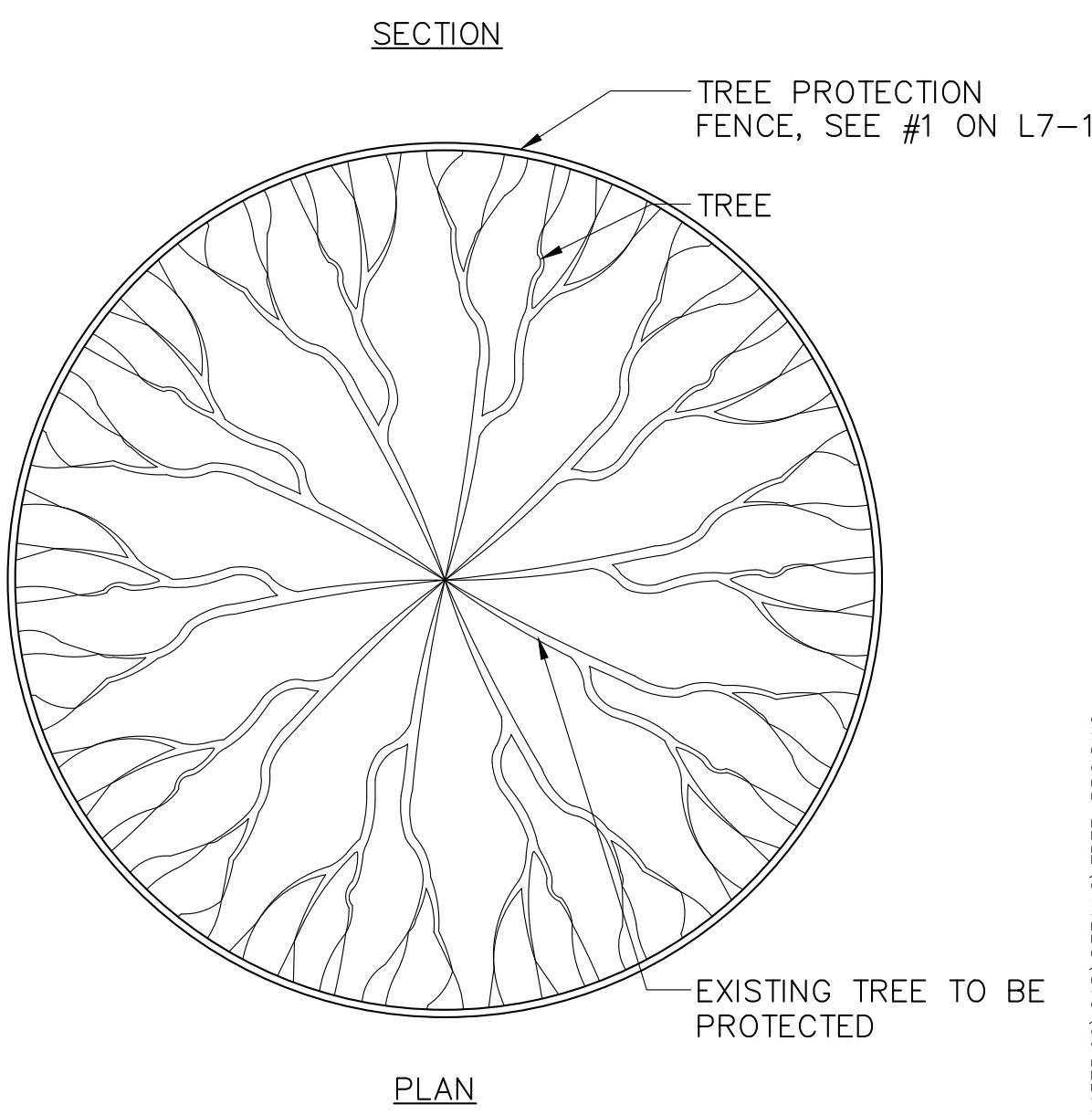
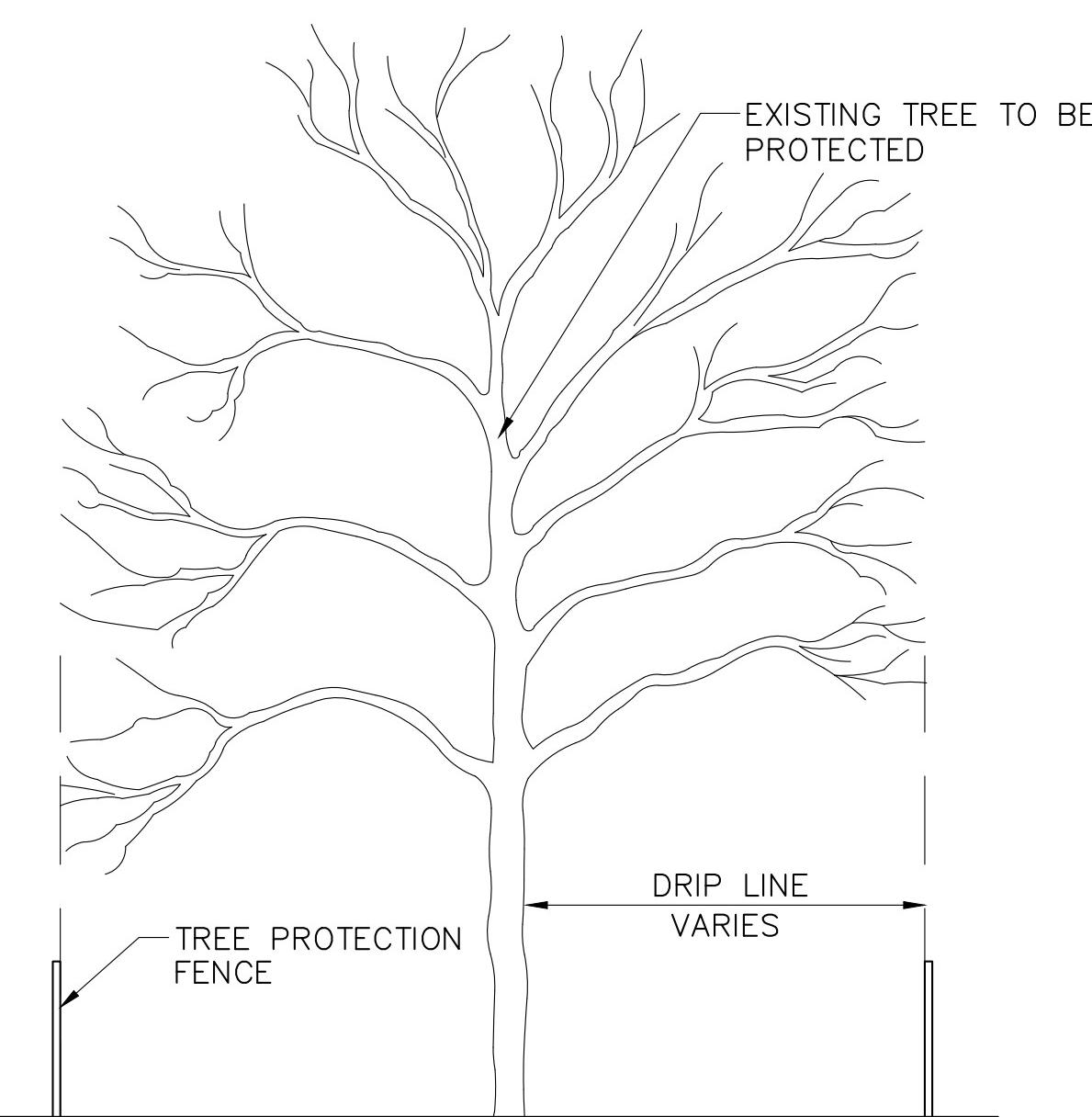


PLANT SPACING ('A')	ROW SPACING ('B')
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

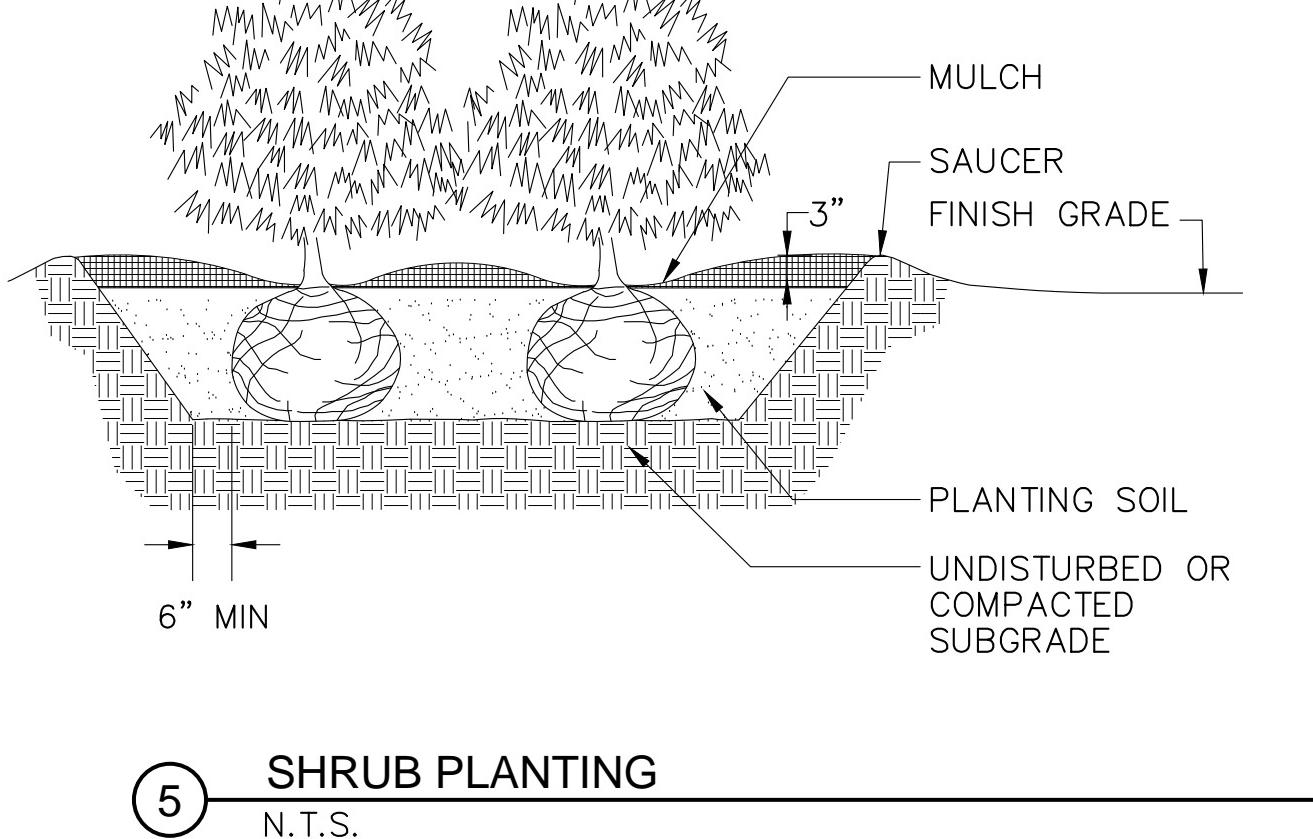
6 LANDSCAPE BOULDER - ALT. #2  
SCALE: N.T.S.



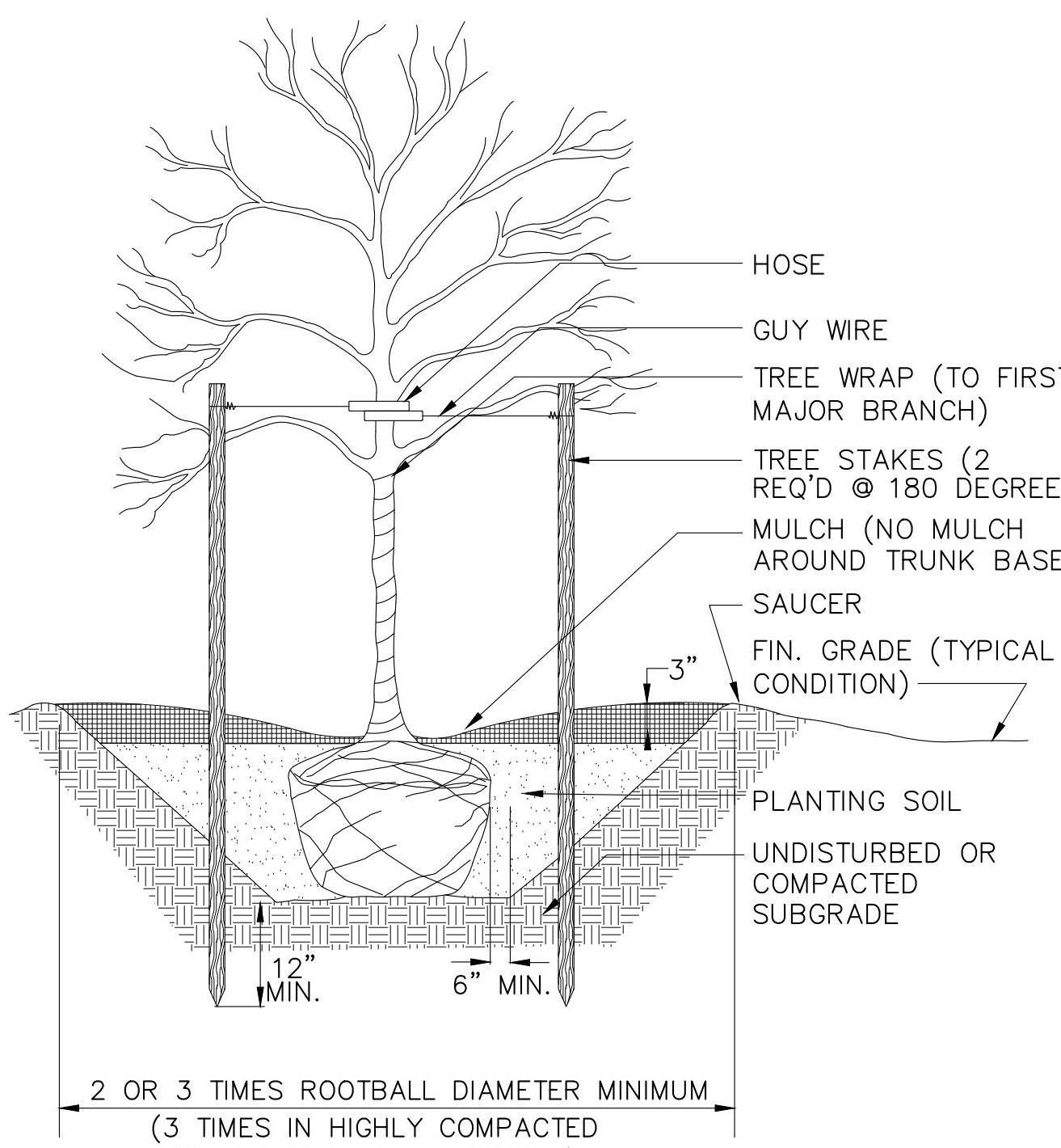
8 GROUND COVER AND SHRUB SPACING CHART  
N.T.S.



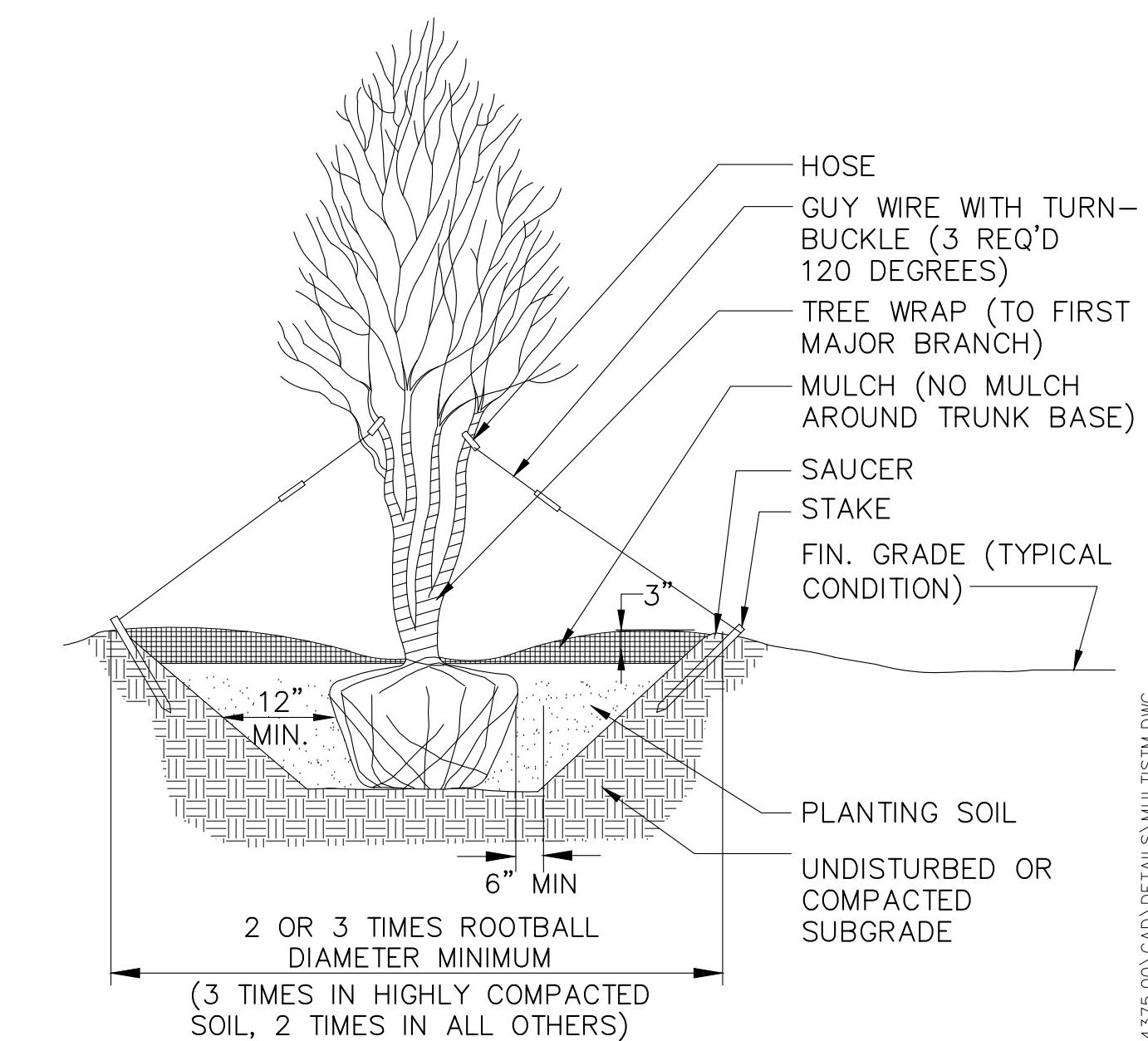
7 TREE PROTECTION FENCING DETAIL  
SCALE: 1/4"-1'-0"



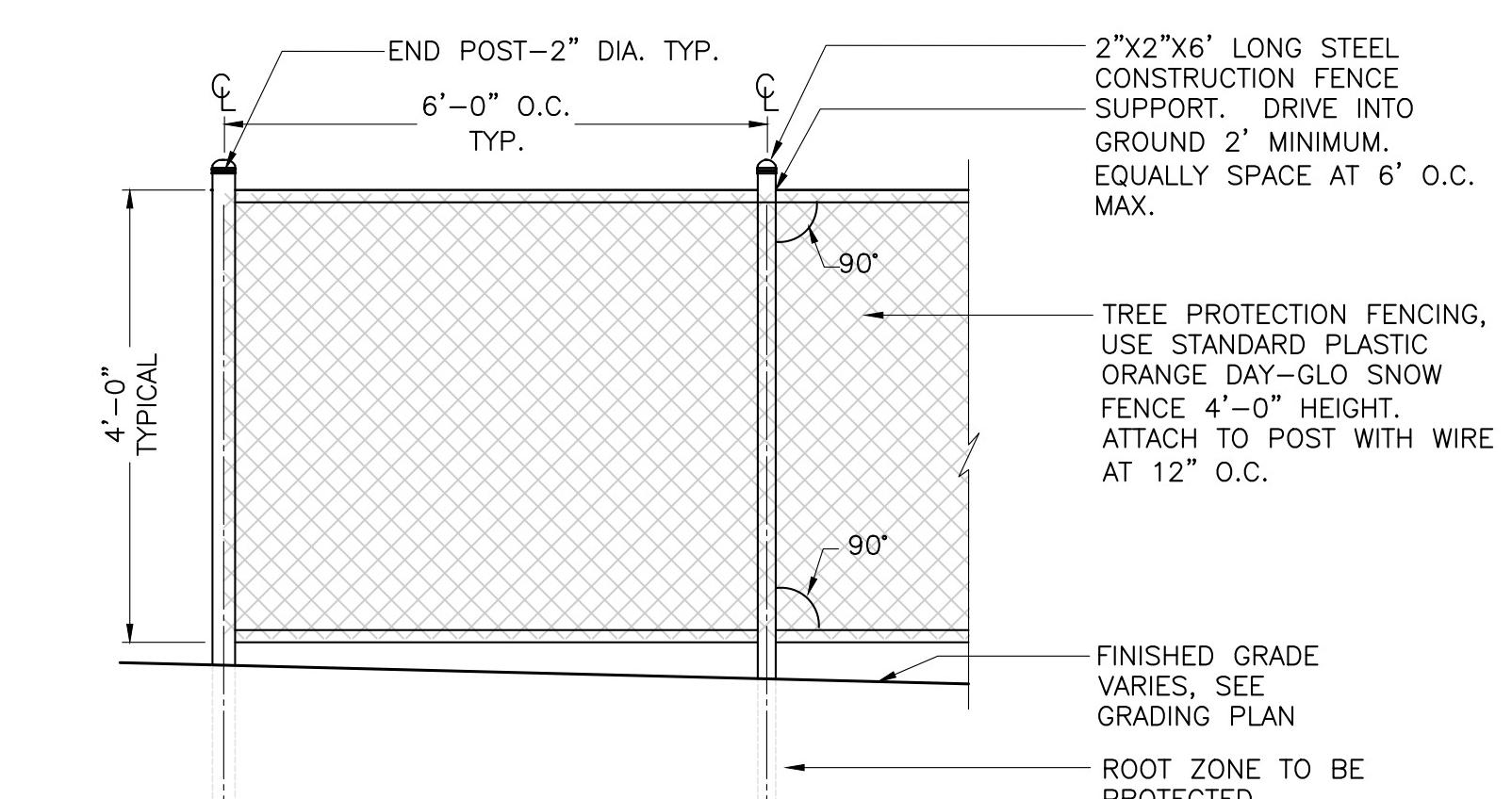
5 SHRUB PLANTING  
N.T.S.



4 DECIDUOUS TREE PLANTING - STAKED (> 4" CALIPER)  
N.T.S.



2 MULTISTEMMED TREE PLANTING  
SCALE: N.T.S.



1 TREE PROTECTION FENCE  
1/2"-1'-0"

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Project Title:

MAGNOLIA PARK  
ARLINGTON, MA

Drawing Title:

## PLANTING DETAILS

Project No. 080215

Drawn By: PWH

Checked By: PWH

Scale: 1"=20'

Date: March 28, 2016

Drawing No. L7-1

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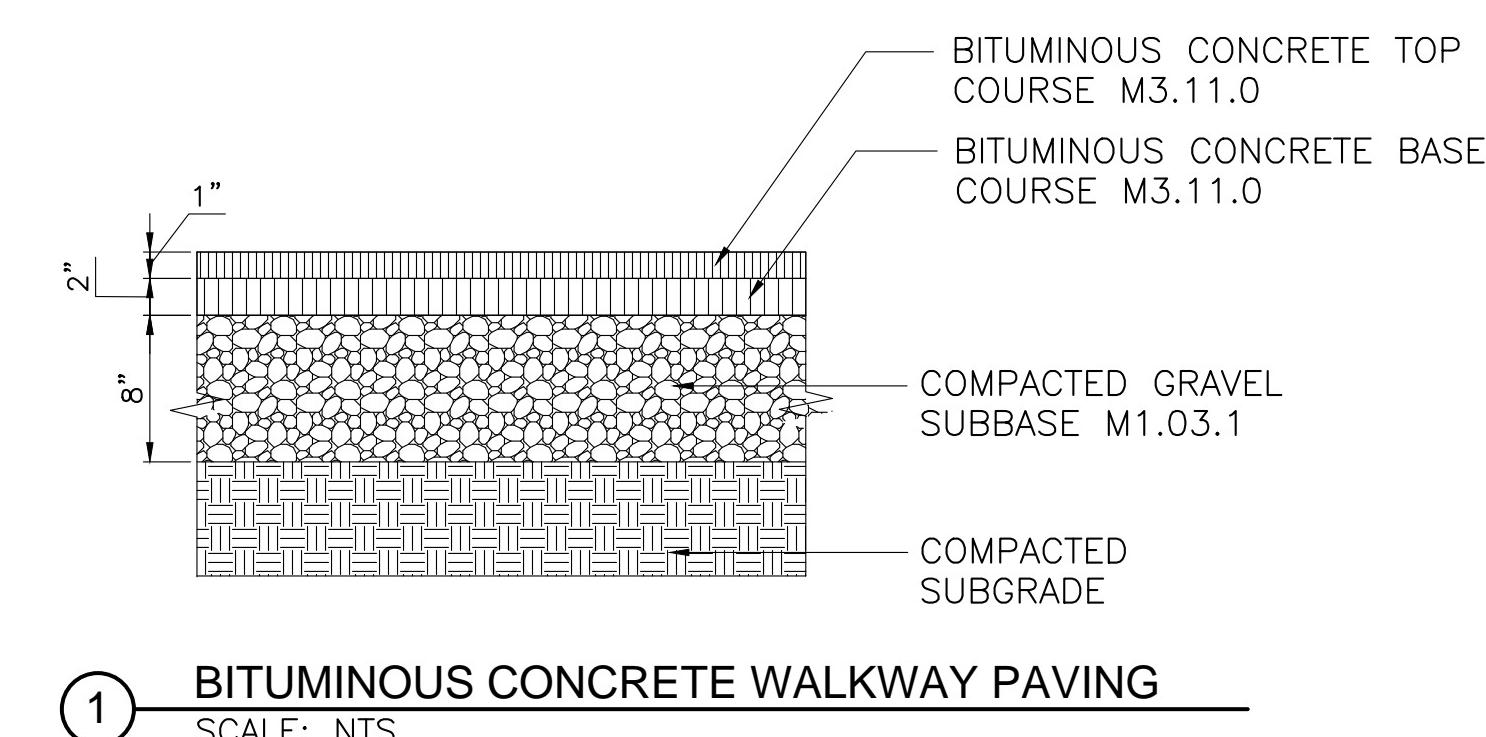
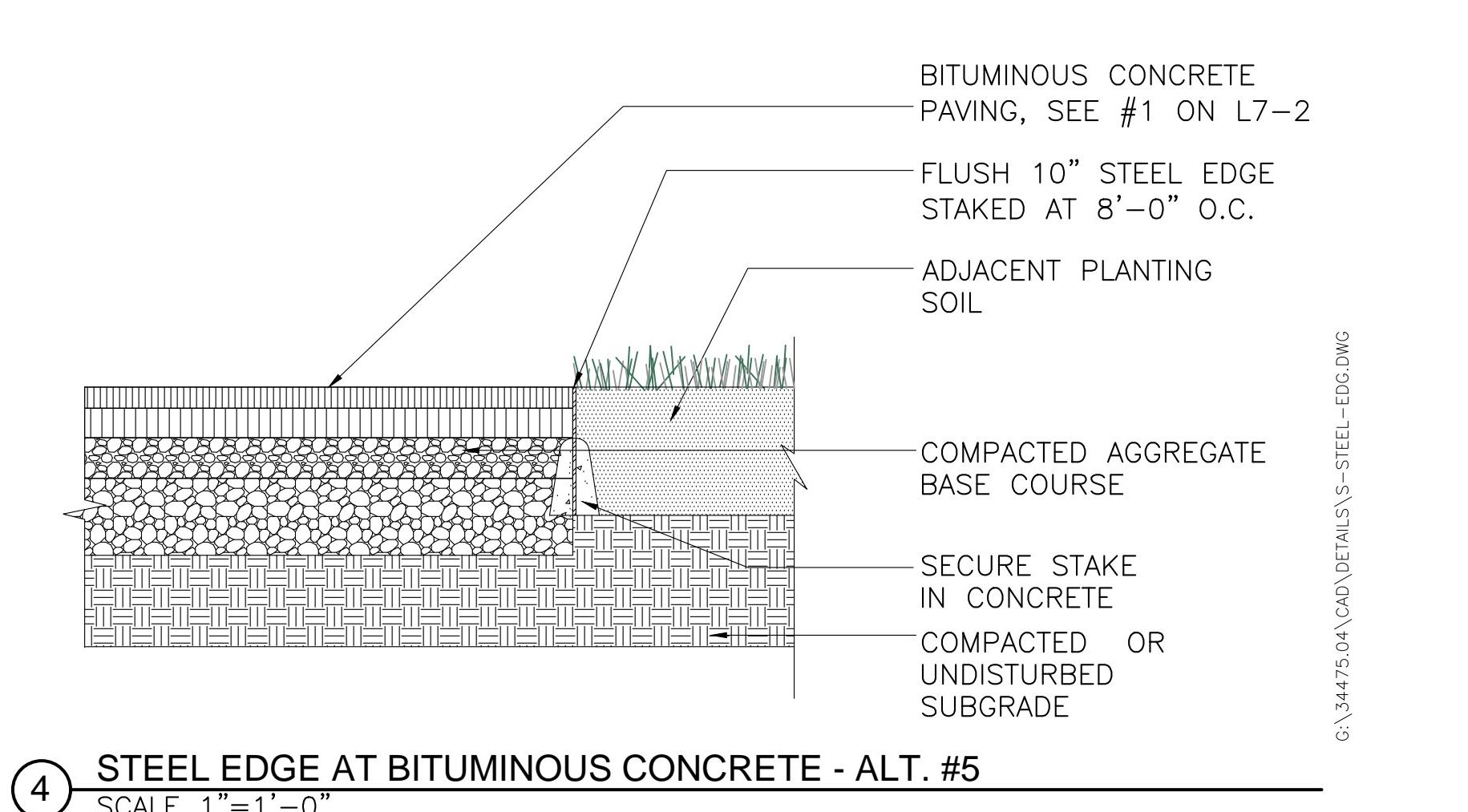
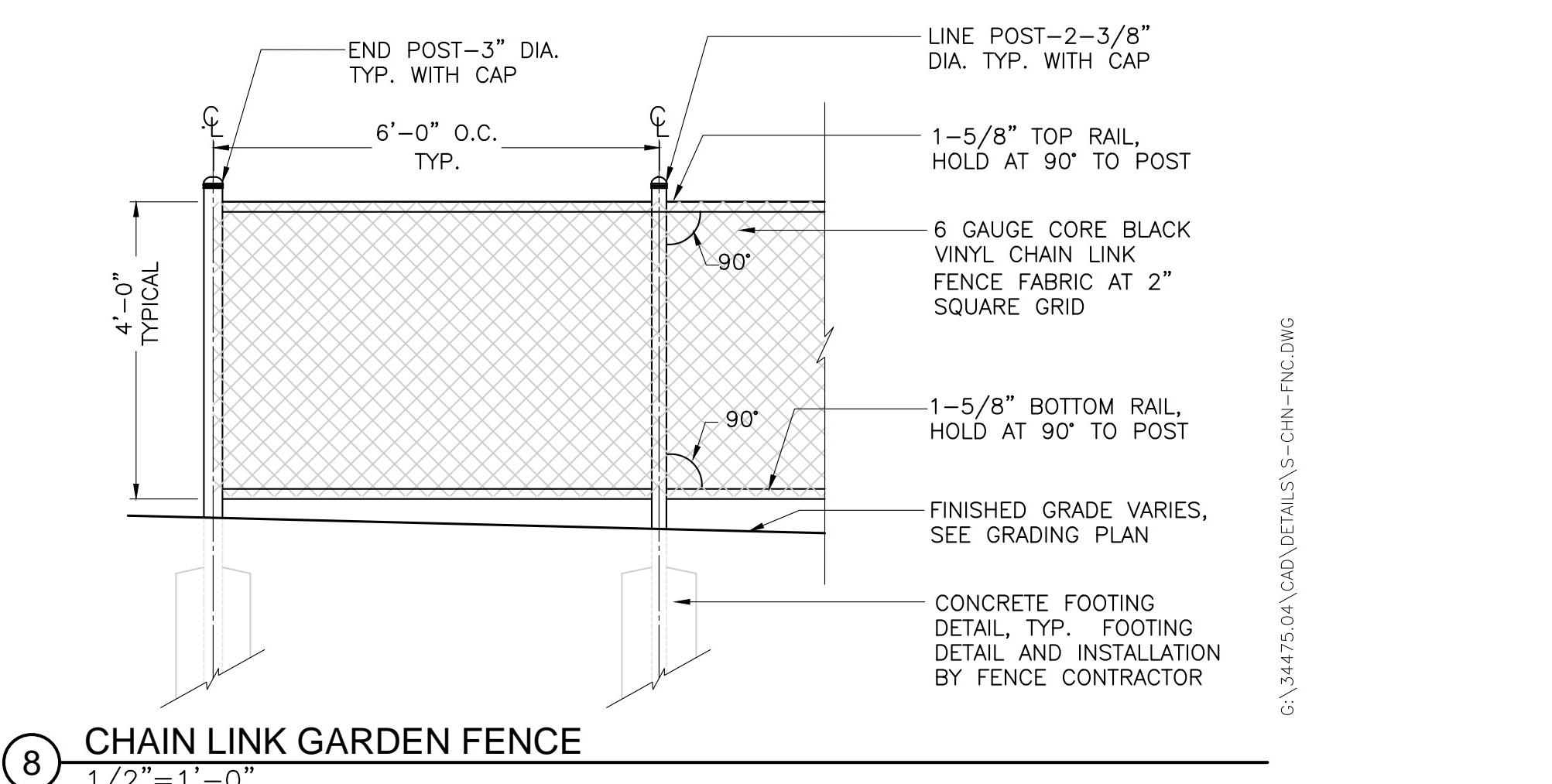
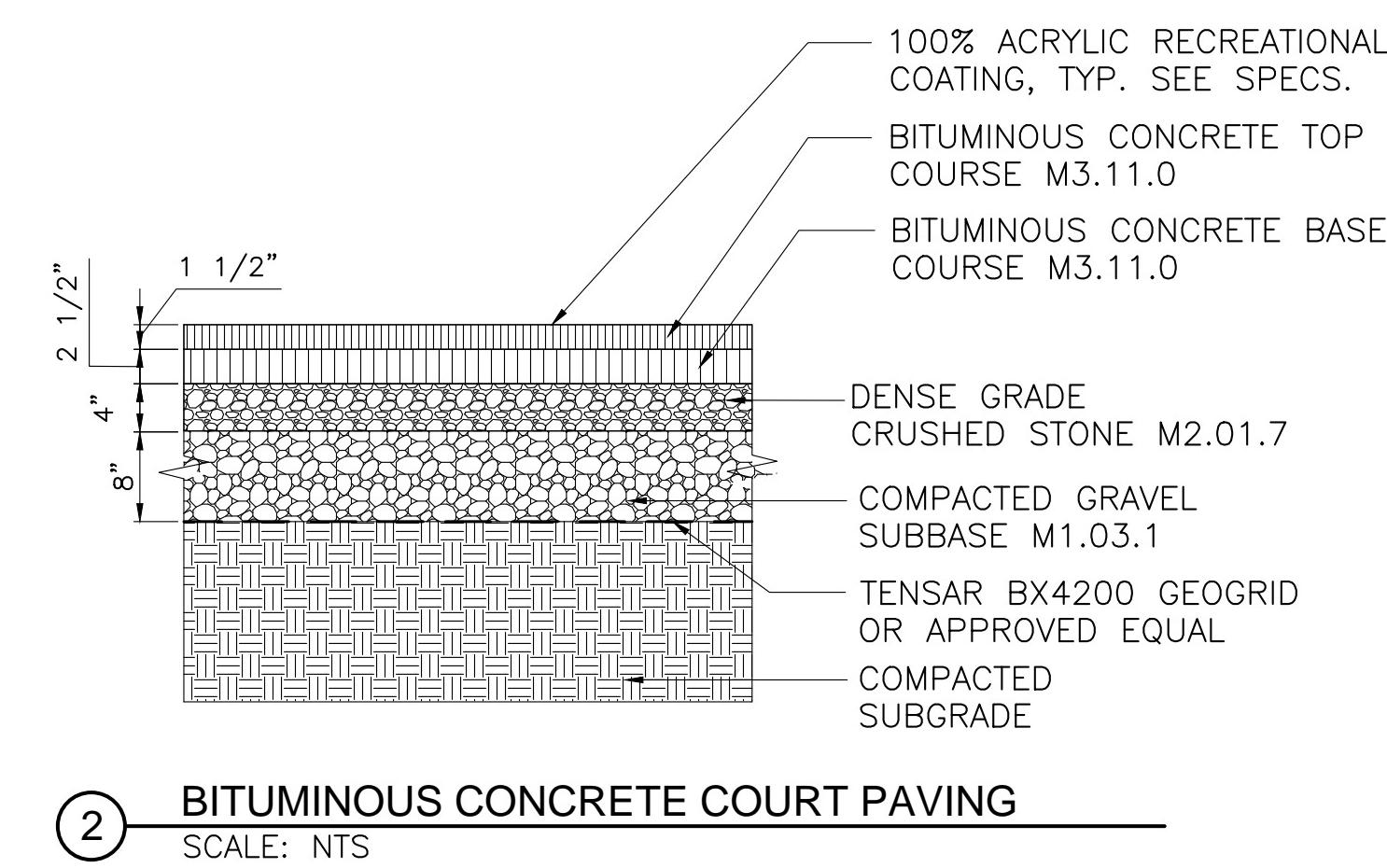
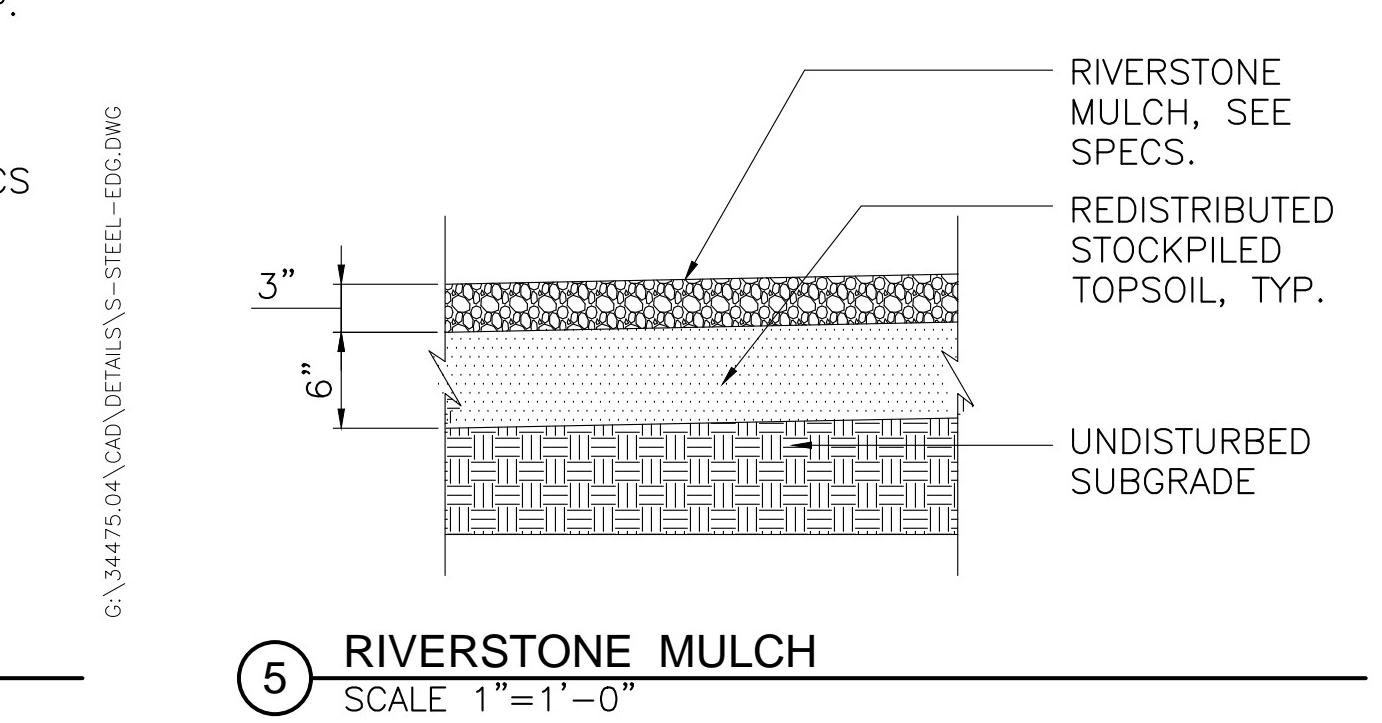
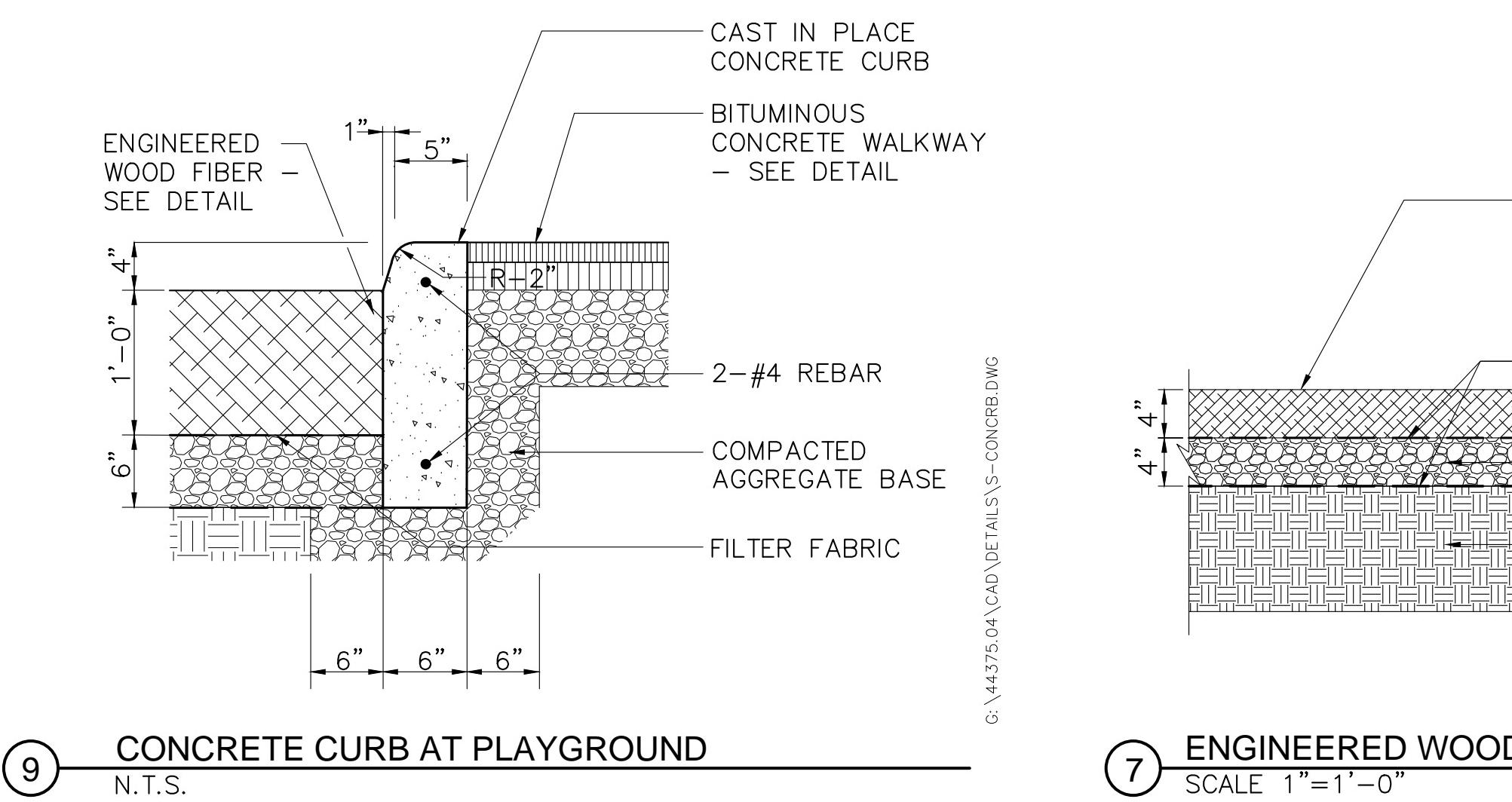
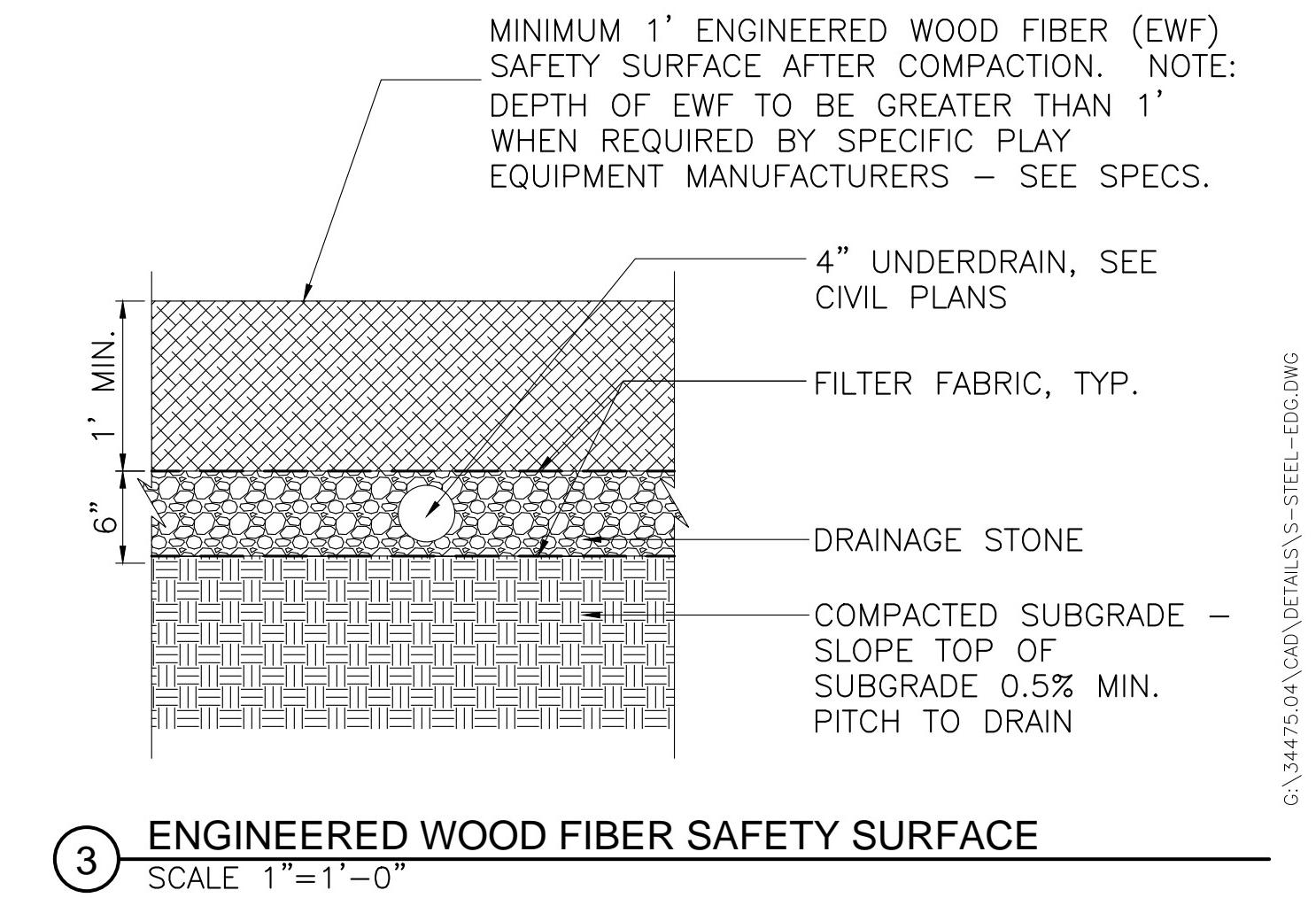
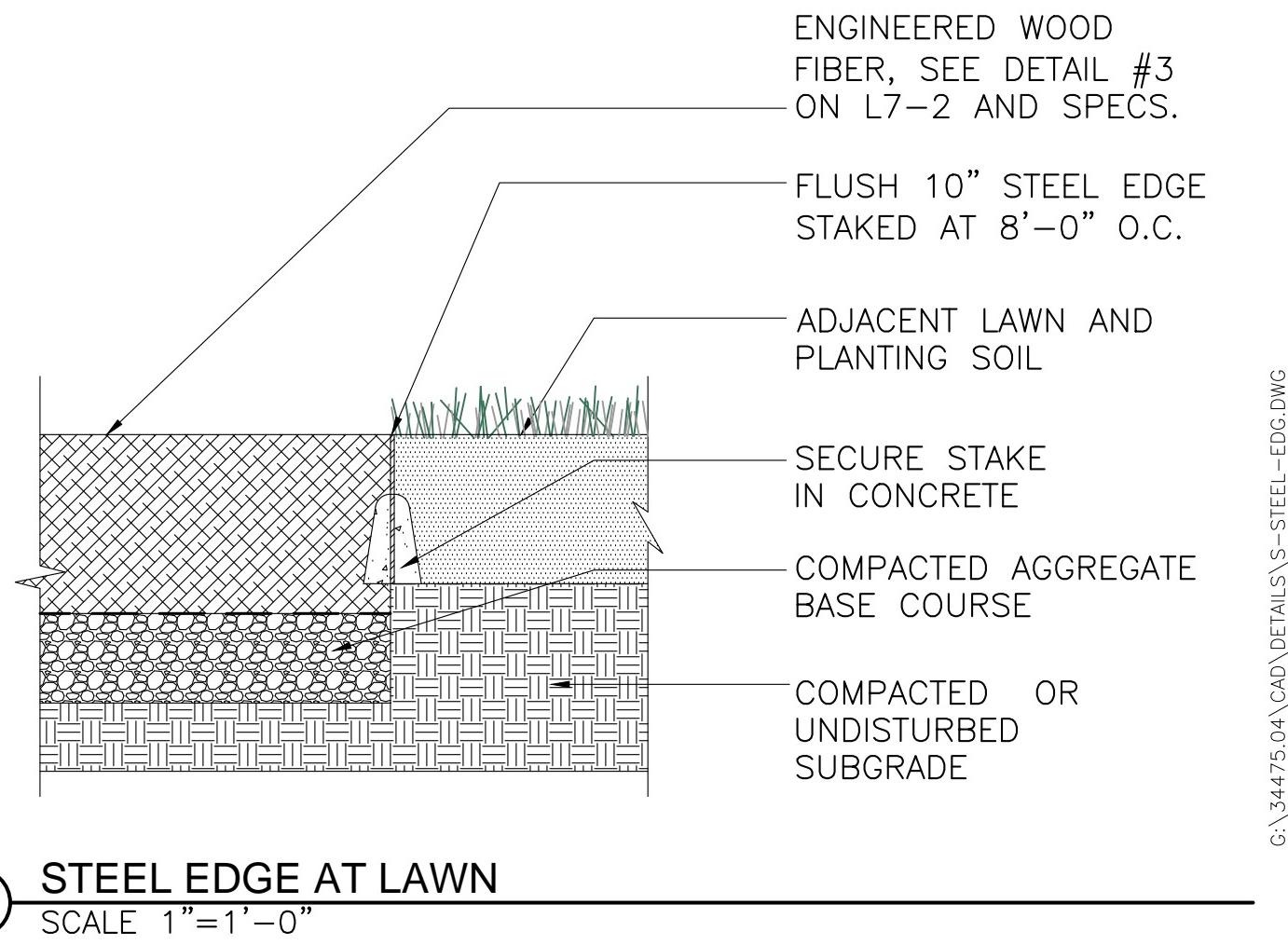
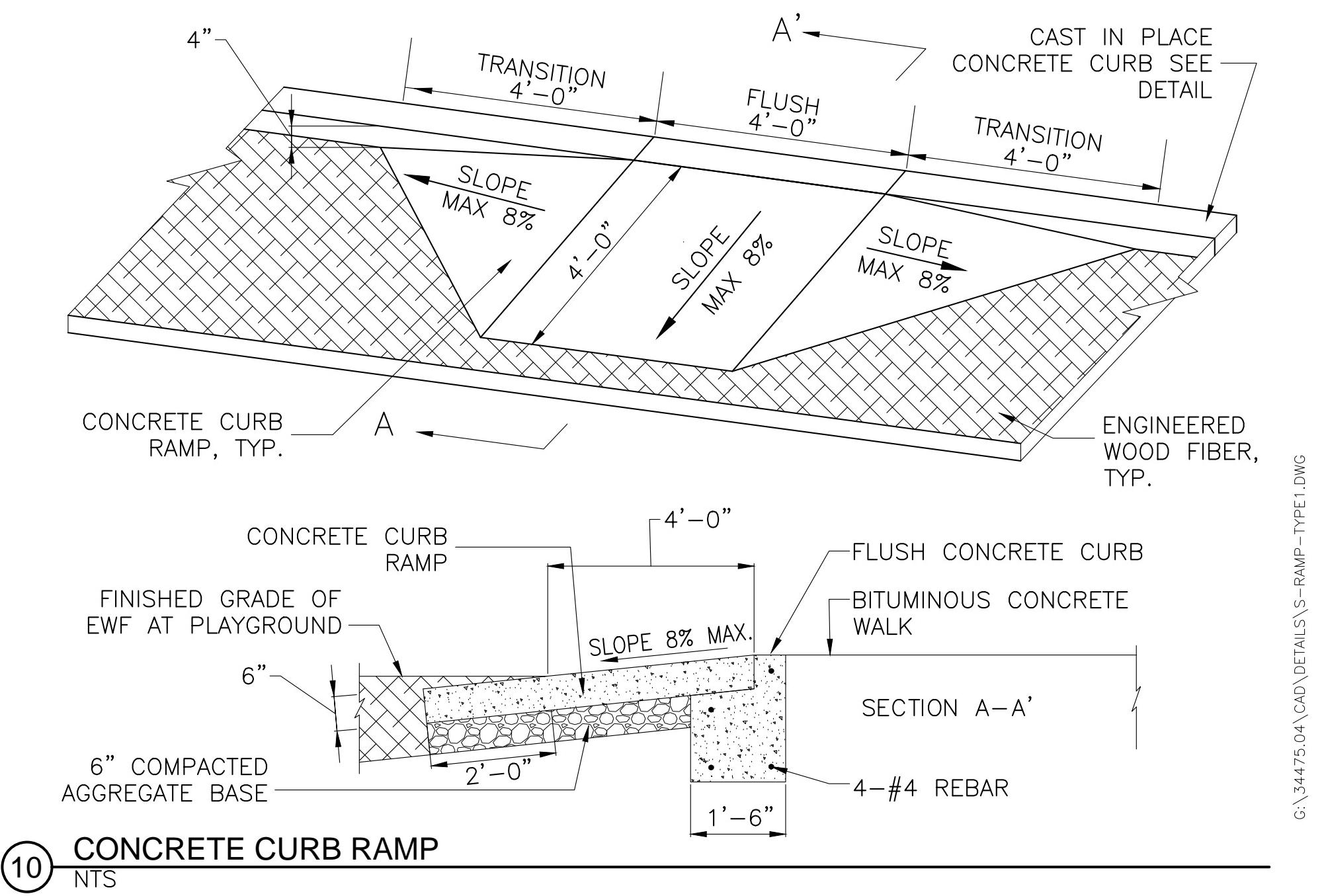
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**MAGNOLIA PARK**  
**ARLINGTON, MA**

Drawing Title:

**SITE CONSTRUCTION DETAILS**

Project No. 080215

Drawn By: PWH

Checked By: PWH

Scale: 1"=20'

Date: March 28, 2016

Drawing No. **L7-2**



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Project Title:

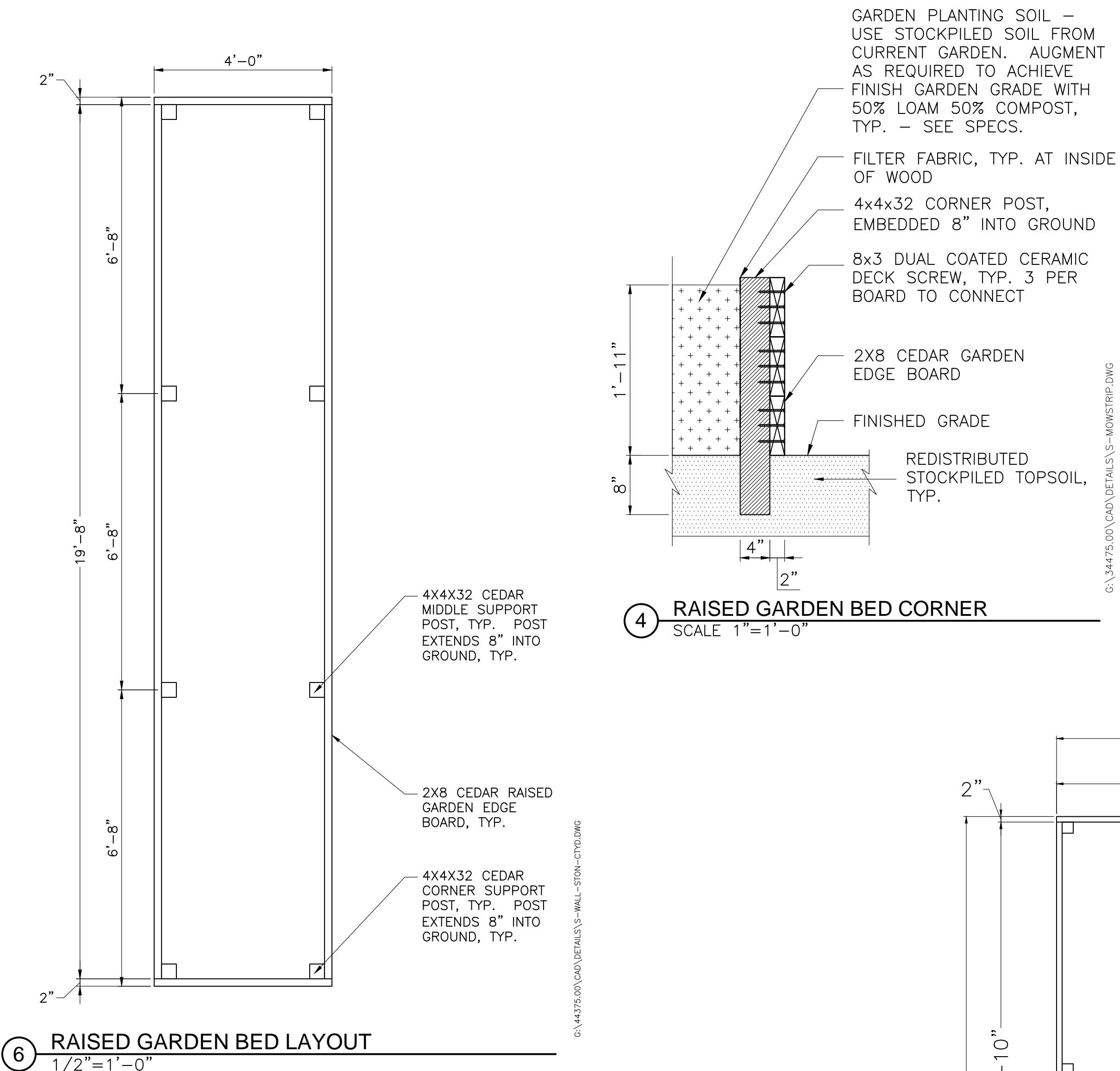
**MAGNOLIA PARK**  
**ARLINGTON, MA**

Drawing Title:

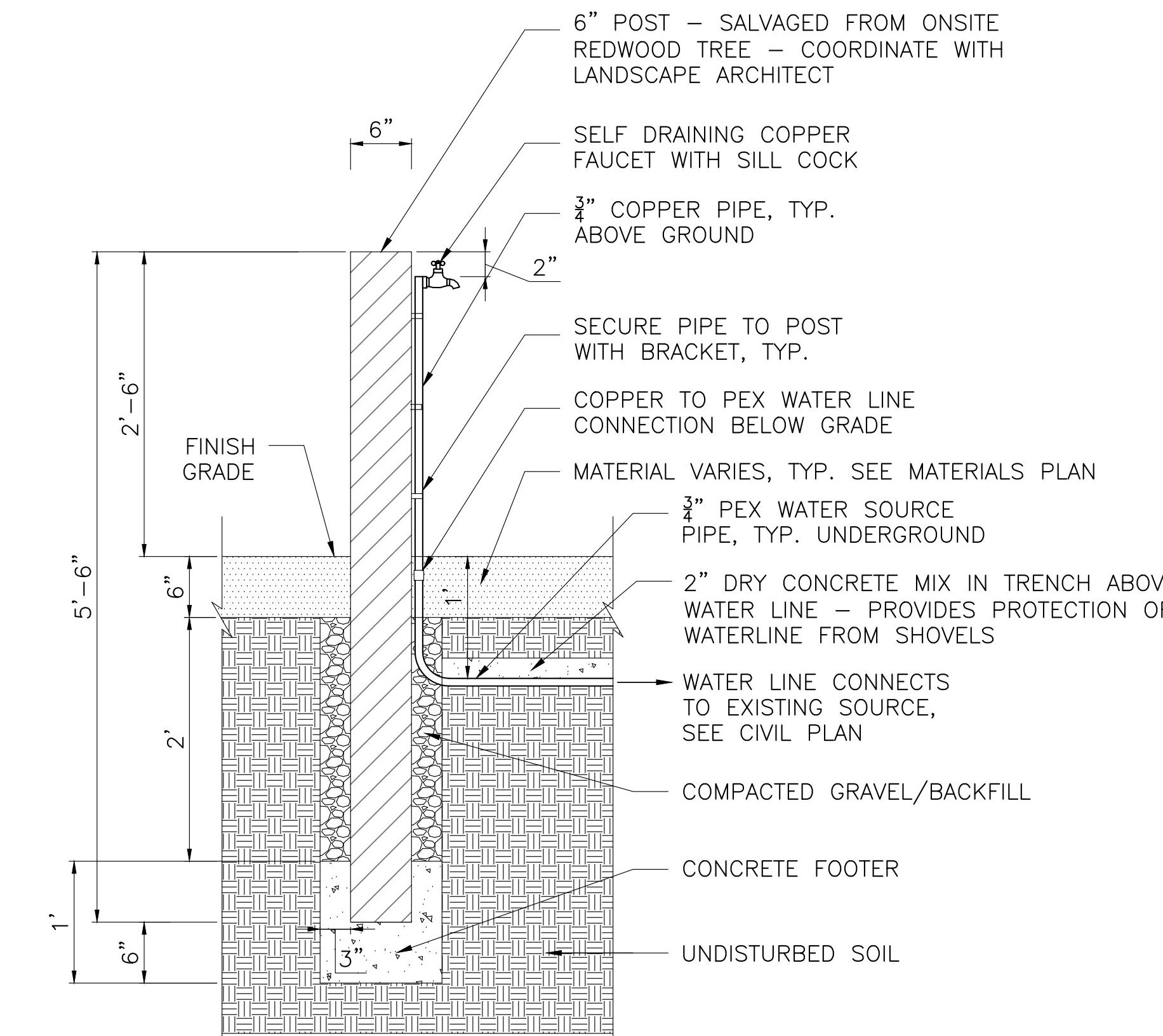
**SITE CONSTRUCTION**  
**DETAILS**

Project No. 080215  
Drawn By: PWH  
Checked By: PWH  
Scale: 1"=20'  
Date: March 28, 2016

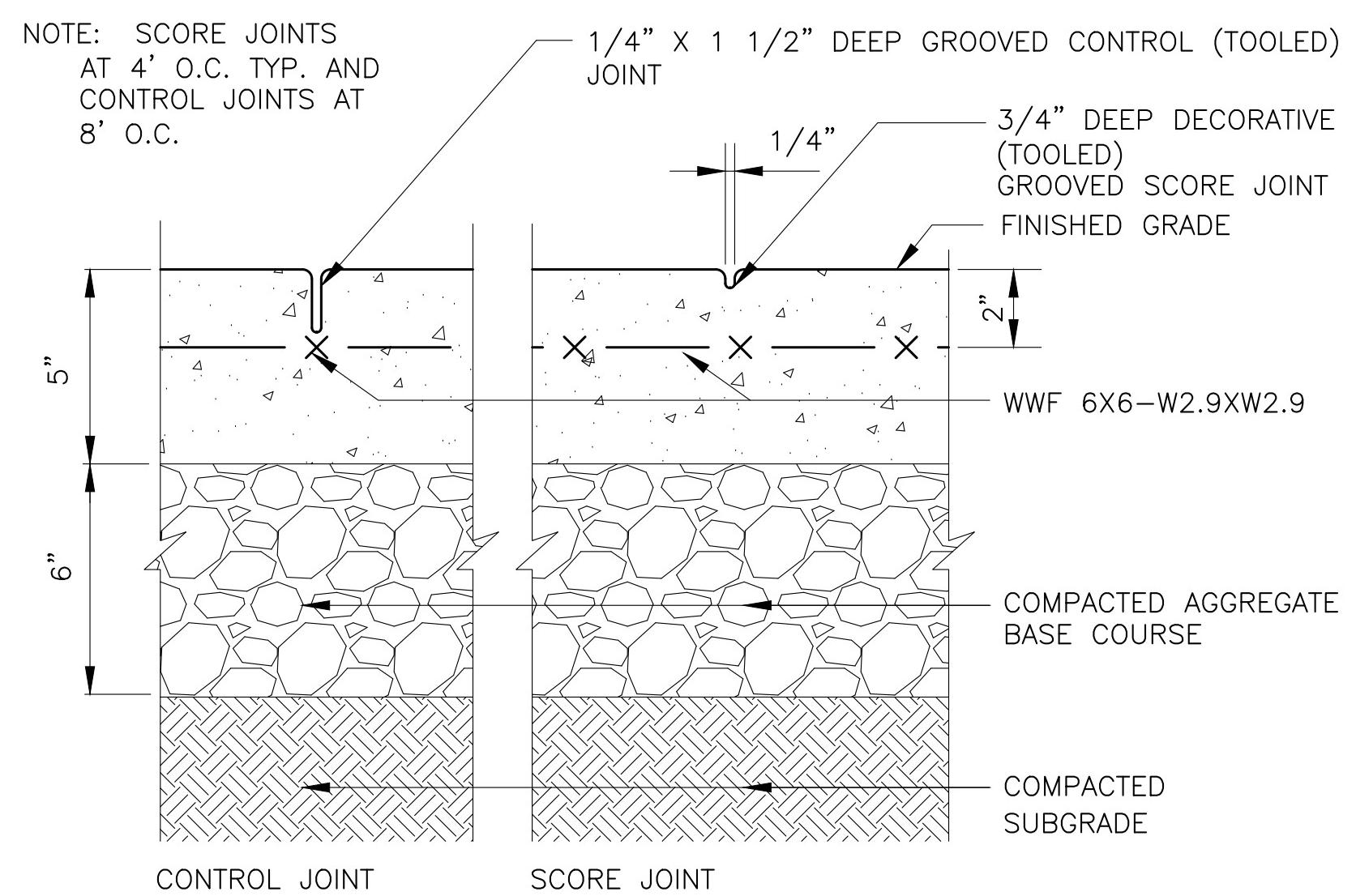
Drawing No. **L7-4**



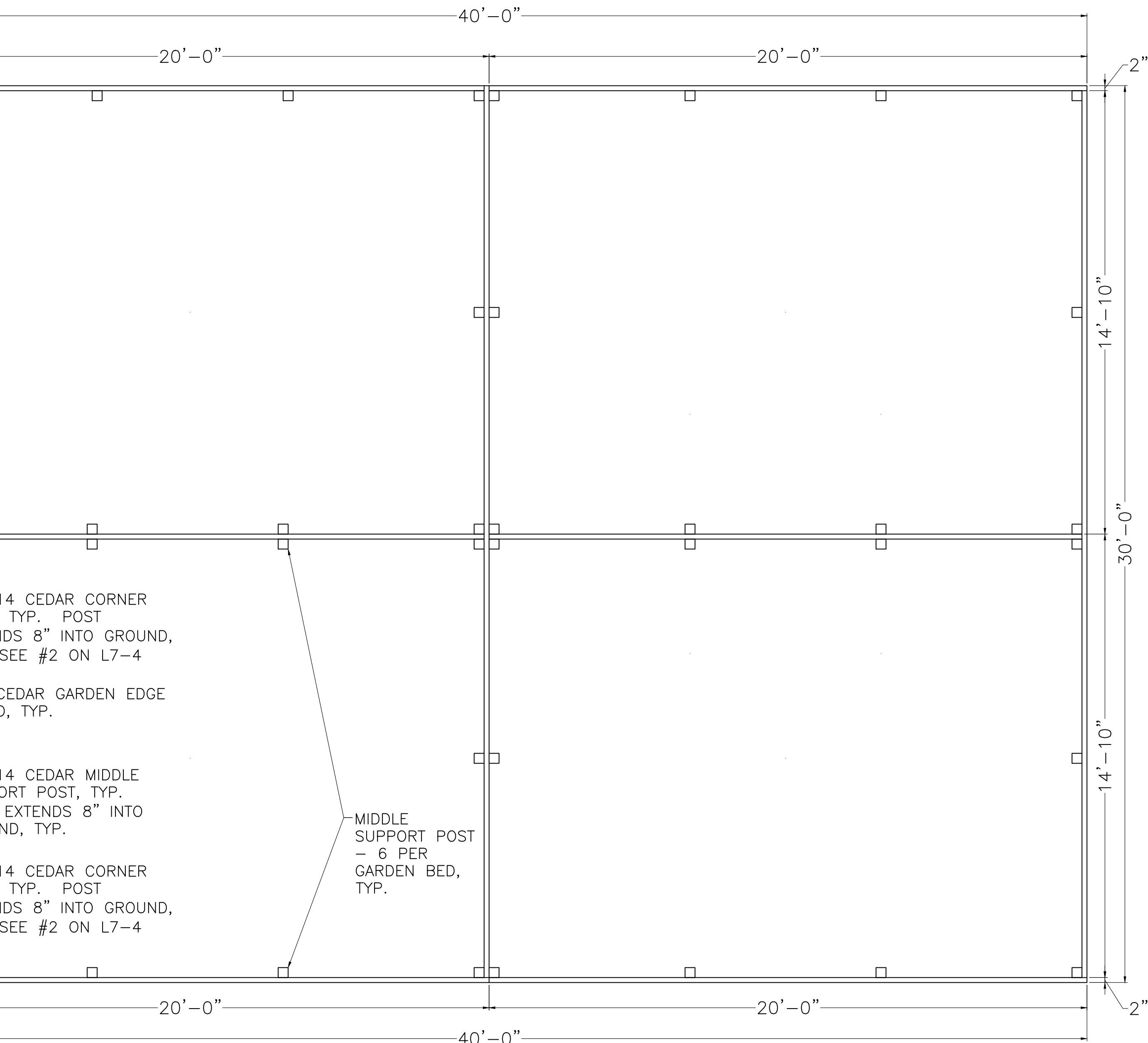
⑥ RAISED GARDEN BED LAYOUT  
1/2"=1'-0"



⑤ GARDEN HOSE BIB AND POST DETAIL  
SCALE 1"=1'-0"



③ CAST IN PLACE CONCRETE PAVING  
SCALE: 3"=1'-0"



① GARDEN LAYOUT  
N.T.S.

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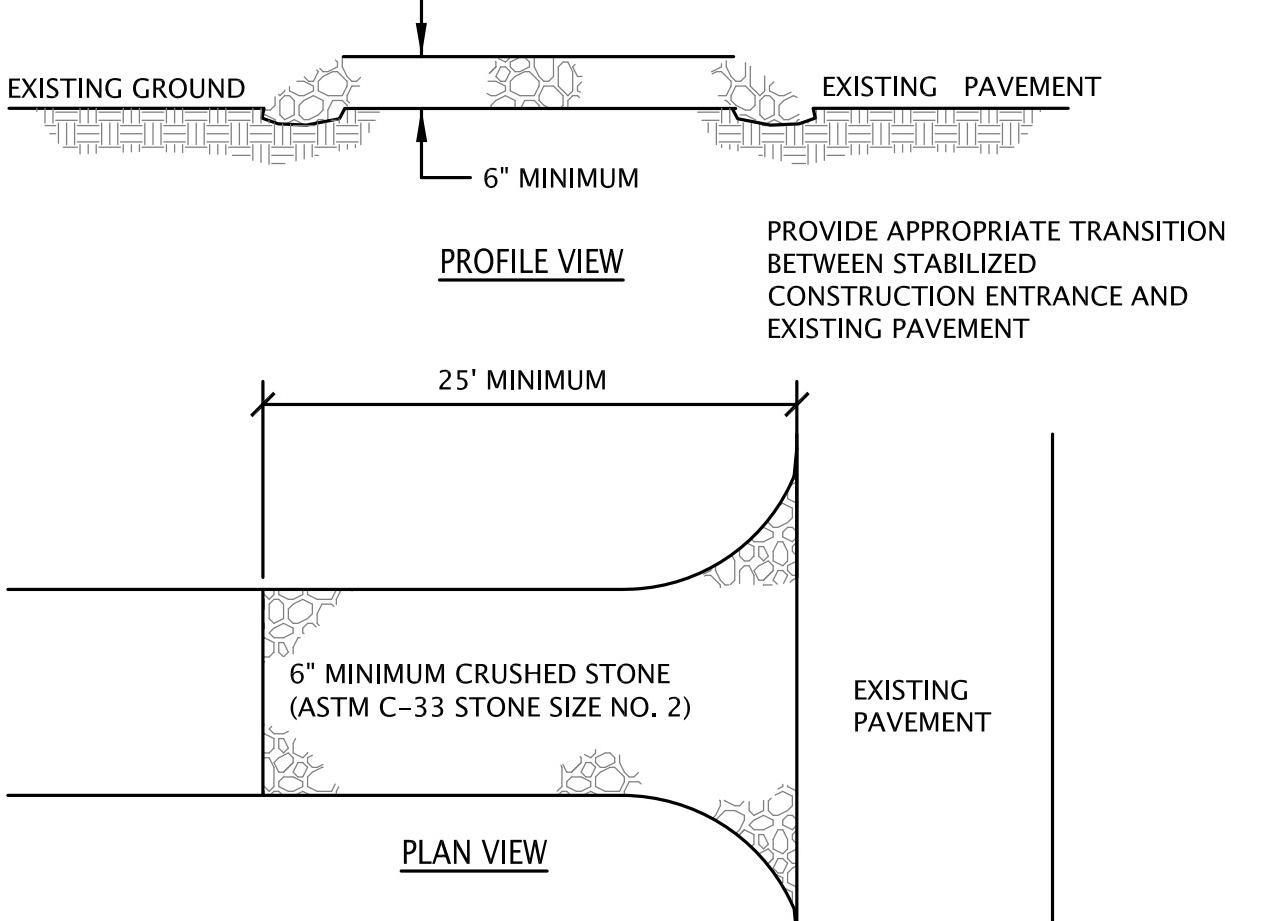
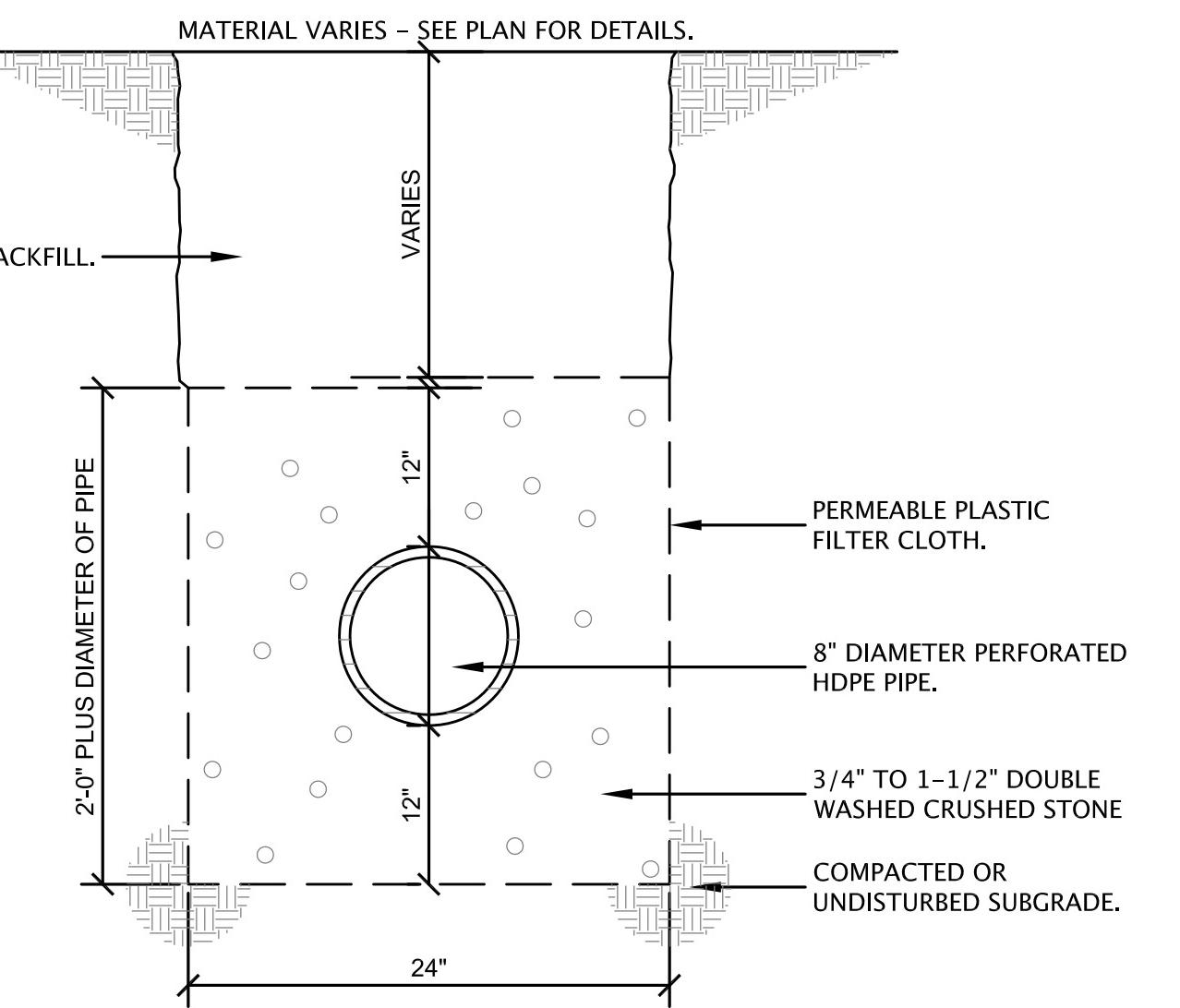
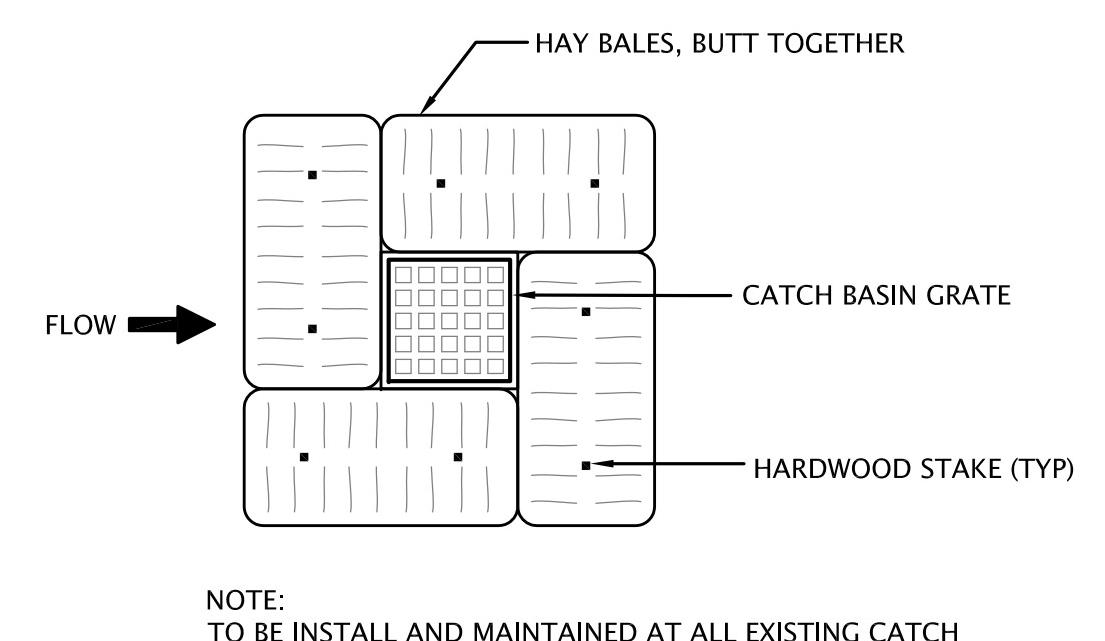
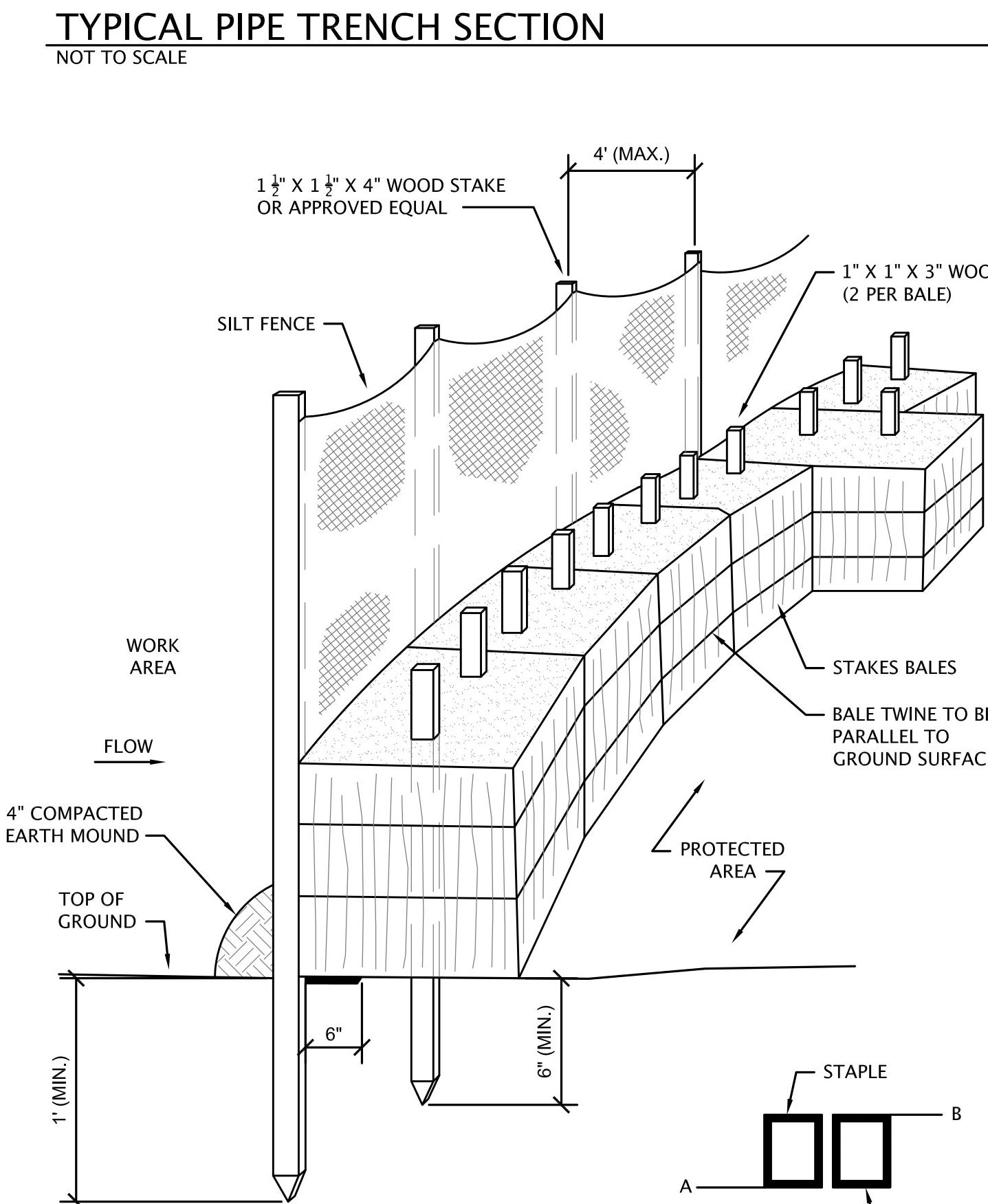
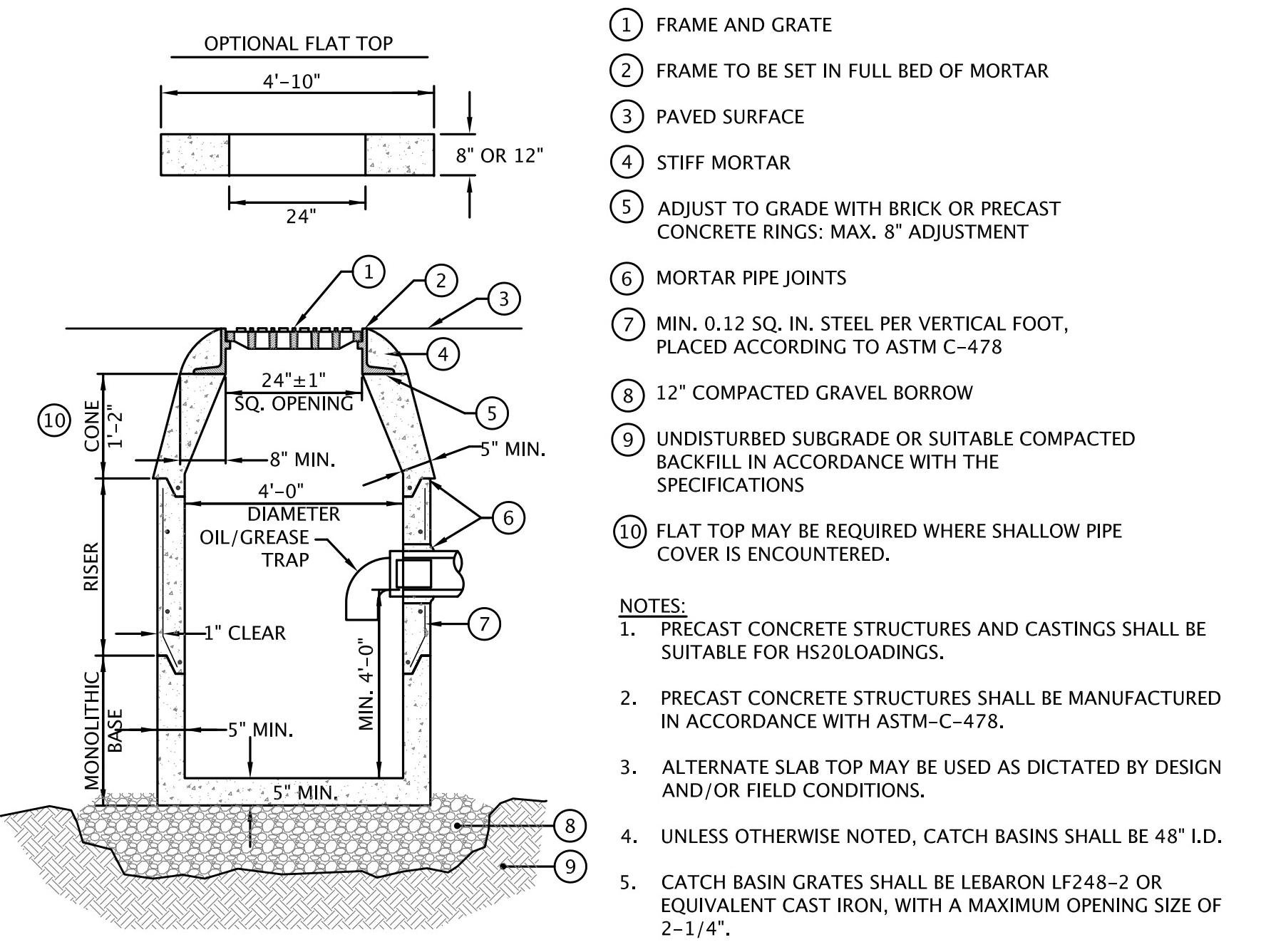
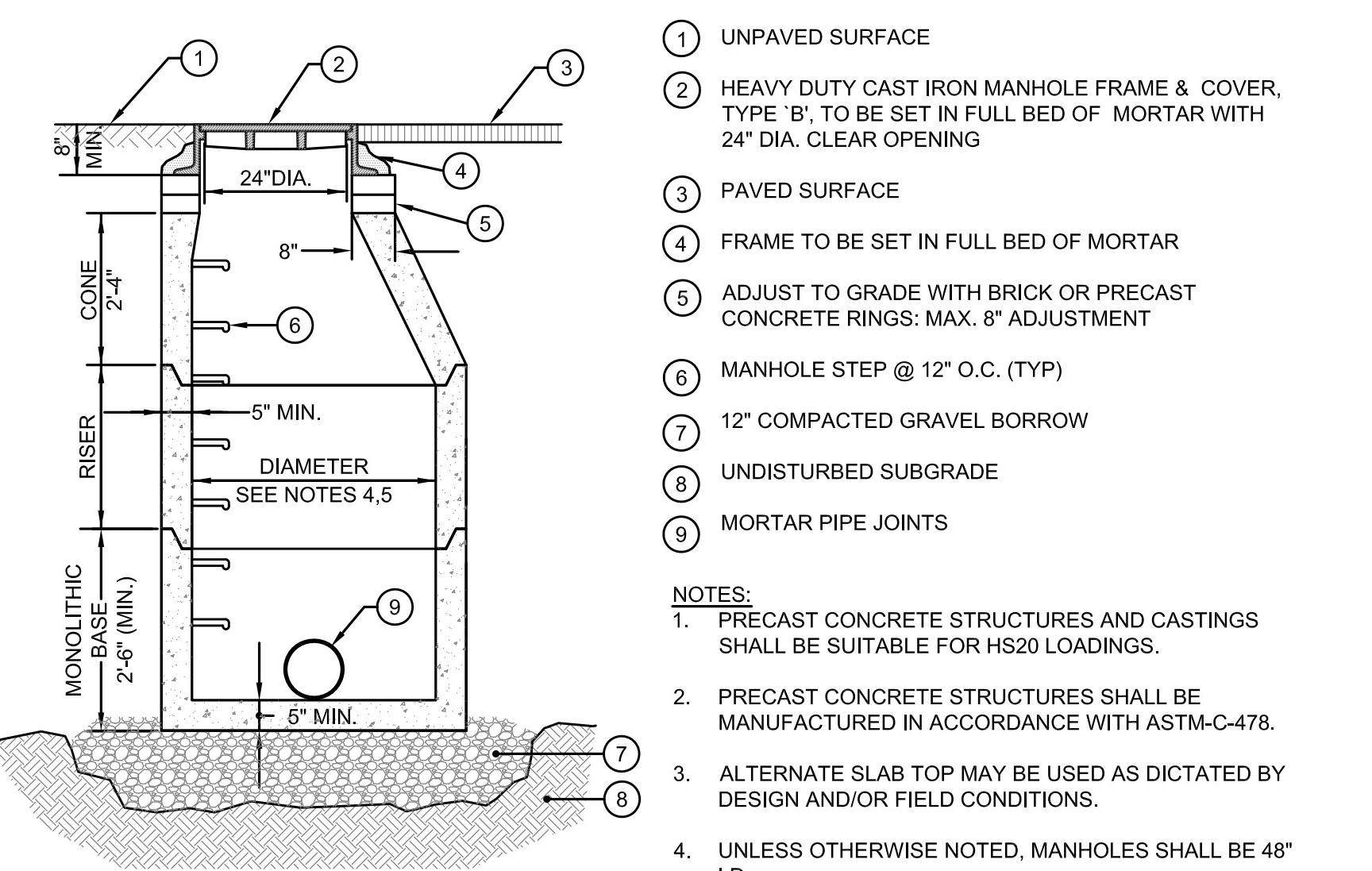
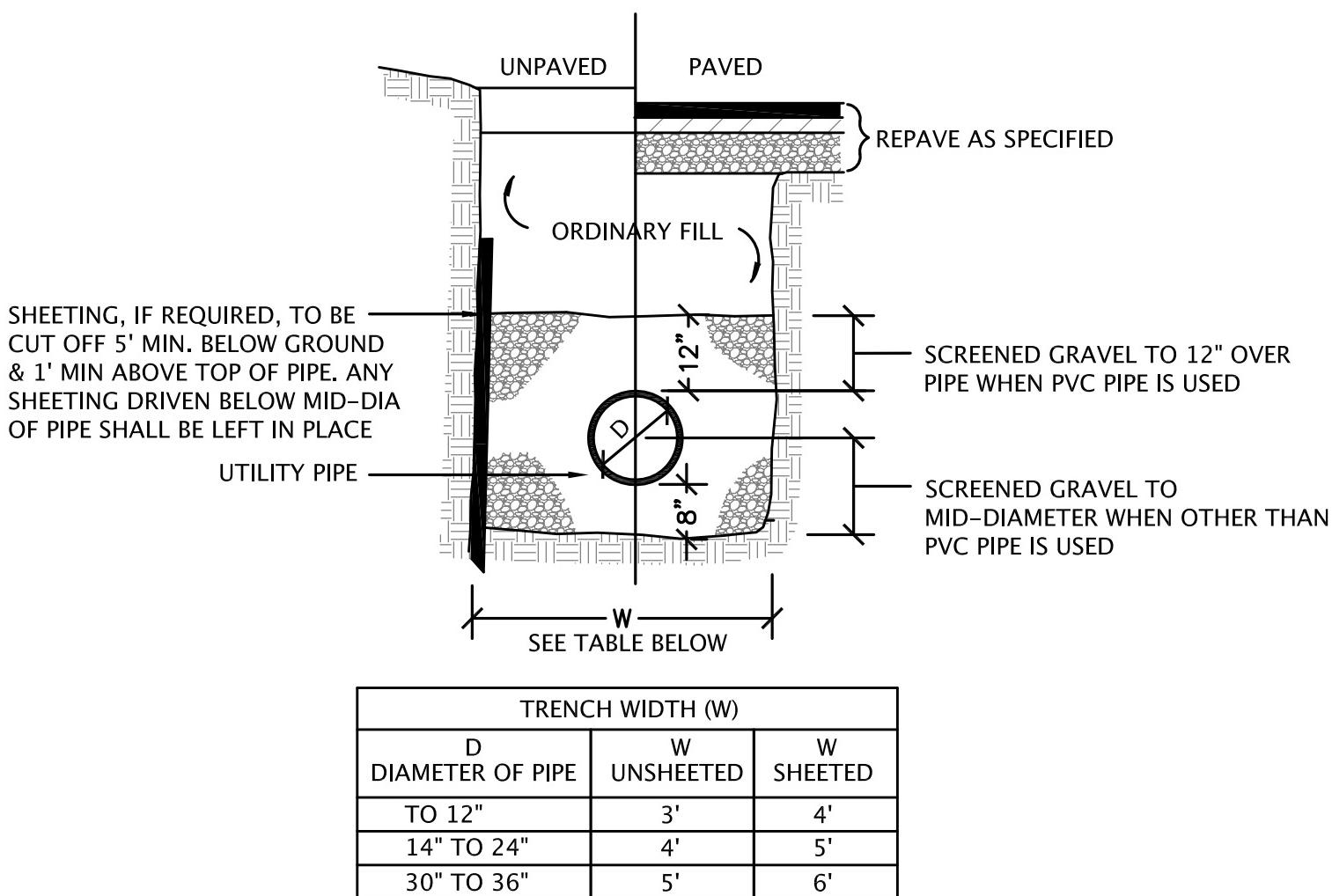
### DESIGN CONSULTANTS:

**hord|coplan|macht**

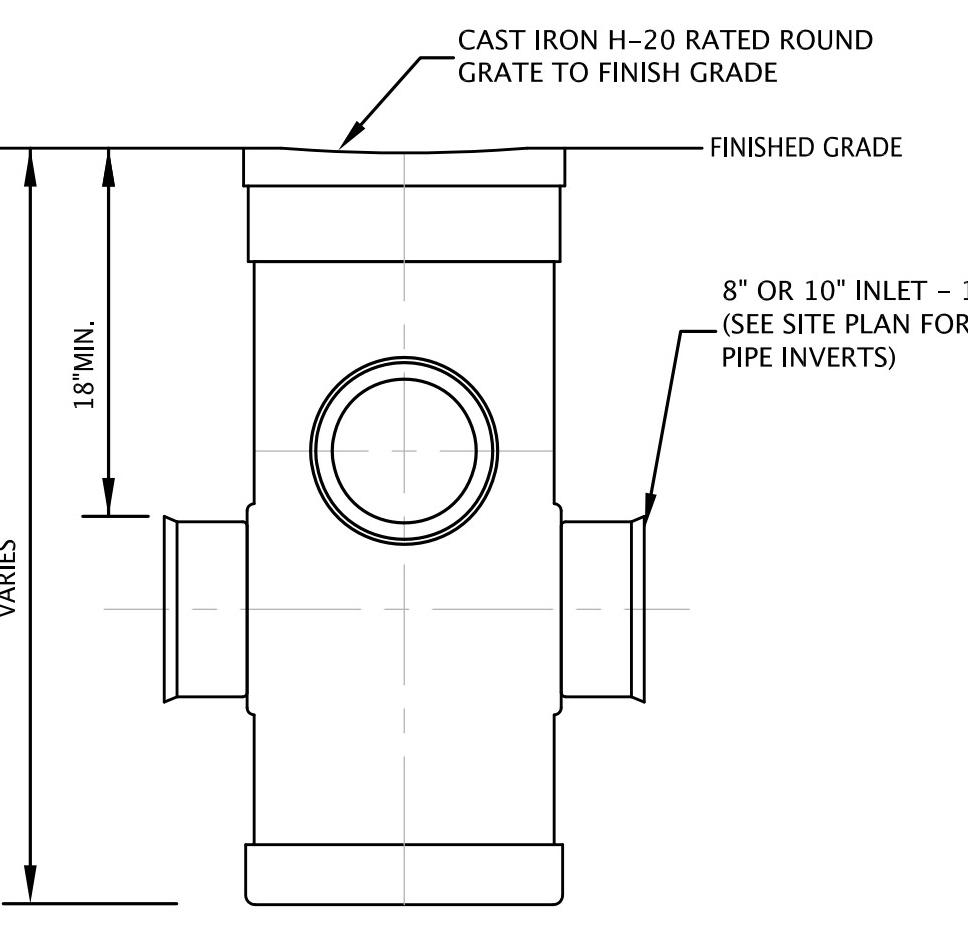
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THE ENTRANCE TO THE PROJECT SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND. IT, ALSO, MAY REQUIRE REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ANY EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.



1	ISSUED FOR BID	03-28-16
No.	Description	Date
DWG ISSUE & REVISION HISTORY		
Stamp		
ISSUED FOR BID		
Project Title: <b>MAGNOLIA PARK</b> <b>ARLINGTON, MA</b>		
Drawing Title: <b>SITE UTILITY DETAILS</b>		
Project No. 080215 Drawn By: Checked By: Scale: As Shown Date: March 28, 2016		
Drawing No. <b>L7-5</b>		